BILL GARRETT, Davidson County
Trans:T20130033129 DEEDWARR
Recvd: 04/23/13 10:28 2 pgs
Fees:13.00 Taxes:625.30

20130423-0040170

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2013.

Notary Public
My commission expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

03-1304-37941

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth A. Chapman 8506 Calistoga Way Brentwood TN 37027	New Owner	181-14-0-A-149.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith A. King, now Riddle, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth A. Chapman, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of The Villas At Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20060731-0092350, and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration, said amendment recorded as Instrument No. 20060731-0092350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judith A. King, a married woman, by deed from Centex Homes, a Nevada General Partnership, dated January 24, 2007, recorded January 26, 2007, of record in Instrument No. 20070126-0010885, Register's Office for Davidson County, Tennessee. Judith A. King having since married, and is now known as Judith King Riddle.

Stephen Gregory Riddle, the spouse of the Grantor, joins in the execution of this document for the purpose of conveying any marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8506 Calistoga Way, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of April, 2013.

Judith A. King Riddle

Stephen Gregory Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith A. King Riddle and Stephen Gregory Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of April, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

Return to
REALTY TITLE
206 A Cool Springs Blvd #106
Franklin, TN 37067