THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130041025 DEEDWARR
Recvd: 05/16/13 13:43 2 pgs
Fees:13.00 Taxes:4440.00

20130516-0049559

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2013

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B. Chapman	SAME	15800004701
1809 Otter Creek Road		
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Douglas J. Yates, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven B. Chapman, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, now in the City of Forest Hills, being part of Lot No. 3 of the Partition of estate of W. W. Mooney, deceased, as of record in Minute Book 4, page 191, County Court, being part of a 40 acre tract of land lying south of Lot No. 3 as conveyed to Robert W. McFadden and wife, by deed from J. E. Travis, Trustee, as of record in Book 1196, page 427, Register's office for said County, and described as follows;

Beginning at a point in the southerly margin of Otter Creek Road, the most easterly corner of this tract, being corner of the Patterson Lands; thence along Patterson's line as follows: South 65 deg. West 201 feet; South 0 deg. 30' West 304 feet; South 5 deg. 30' West 104 feet; South 54 deg. 30' East 84 feet; South 48 deg. East 100 feet; South 30 deg. 30' East 70 feet; thence South 15 deg. East 87 feet; South 84 deg. East 219 feet to a corner of the lands herein described; a corner of Hudson and Patterson Lands and the Ward-Zeigler property; thence along the west line of the Ward-Zeigler property, South 11 deg. 26' West 625 feet to a point; thence leaving the Ward-Zeigler property and crossing the Hudson Lands, North 78 deg. 30' West 348 feet more or less to a point on the east side of a 50 foot strip reserved for a roadway; thence along the east side of said Road or said Reserved strip, North 3 deg. 35' East 176 feet more or less to a point; thence North 78 deg. 30' West 52 feet, more or less to a point in the line between Hillsboro Park, Inc. and Hudson Lands, in the west line of said 50 foot roadway or reserved strip; thence with the line between this property and Hillsboro Park, Inc., North 3 deg. 35' East 440 feet, more or less to a point; North 2 deg. 45' East 231 feet more or less to a corner between Hillsboro Park, Inc. and Davis Lands; thence along Davis' east line, North 3 deg. 12' East 391 feet to a point; thence North 24 deg. 30' West 97 feet to a point in the south margin of Otter Creek Road; thence with the south margin of said Road, South 81 deg. 30' East 73 feet; South 87 deg. East 100 feet; South 87 deg. 15' East 100 feet to the point of beginning.

Being the same property conveyed to Douglas J. Yates and wife, Julie T. Yates by Deed from Joseph A. Little and wife, Sarah G. Little of record in Book 4391, page 682, Register's Office for Davidson County, Tennessee, dated 1/12/1970.

The said Julie T. Yates having since died and the property vested in Douglas J. Yates by estate by the entireties.

Helen M. Yates joins in this conveyance to convey any interest she may have as the wife of Douglas J. Yates.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations (7) Permanent ingress and egress easement of record in Book 2195, page 368 and Book 3403, page 561, said Register's Office.

This is () UNIMPROVED

(X) IMPROVED property known as **1809 Otter Creek Road, Nashville, TN 37215.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 14th day of May, 2013.

Douglas J. Yates

Douglas J. Yates

Helen M. Yates

Helen M. Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas J. Yates** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of May, 2013.

My Commission expires: 10/18/16

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen M. Yates** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of May, 2013

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/4/2015

Robin S. Edwards

Notary Public