File Box 9-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050205** BILL GARRETT, Davidson County Trans:T20130051567 DEEDWARR Recvd: 06/19/13 10:31 2 pgs Fees:13.00 Taxes:1147.00 20130619-0062567	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $10,000.00. Affiant Subscribed and sworn to before me, this17th day of June, 2013. Notary Public My Commission Expires: _____ KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert Chaffin, Jr. and Camille Chaffin 4501 Utah Ave Nashville TN 37209	Send Tax Bills To: Farmington Financial Group,LLC 2002 Richard Jones Road #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 103-04-0 165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Meek and Katie Meek, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Chaffin, Jr. and Camille Chaffin, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 55 feet of Lots Nos. 4, 5 and 6 on the Map of the Re-Subdivision of the Northerly one-half of Block 12, Sylvan Park Plan, of record in Book 332, Page 61, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from David A. Meek and Katie E. Goode to David A. Meek and Katie Meek, husband and wife as recorded on the 2nd day of November, 2011 in Instrument No. 20111102-0085486 and Warranty Deed from Carylon A. Killebrew, Personal Representative of the Estate of Hershel L. Cooper, deceased to David A. Meek and Katie E. Goode, both unmarried as Joint Tenants with the Rights of Survivorship as recorded on the 22nd day of March, 2011 in Instrument No. 20110322-0022269, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END ANNEX AS SUBDIVIDED BY SYLVAN PARK, as recorded in Plat Book 332, Page(s) 61.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4501 Utah Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2013.

David A. Meek

Katie Meek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Meek and Katie Meek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014