BILL GARRETT, Davidson County
Trans:T20130058794 DEEDWARR
Recvd: 07/10/13 14:57 2 pgs
Fees:13.00 Taxes:556.85

20130710-0071432

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1304-37948

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Will Chapman	Magna Bank Mortgage	133-02-0-057.00
252 Thuss Ave.	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

[redacted]

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, **Nathan Novotny and wife, Haley Novotny**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Will Chapman and wife, Jillian Chapman**, 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 Lot No. 27, on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn Blackney and wife, Margaret Blackney by deed from Rita Huffer and husband, Svend D. Thomsen, dated September 21, 2006, recorded September 23, 2006, of record in Instrument No. 20060923-0118985, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael J. Gilbert and wife, Jennifer K. Gilbert by deed from Shawn Blackney and wife, Margaret Blackney, dated October 29, 2010, recorded November 12, 2010, of record in Instrument No. 20101112-0090907, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nathan Novotny and wife, Haley Novotny by deed from Michael J. Gilbert and wife, Jennifer K. Gilbert, dated June 15, 2011, recorded June 22, 2011, of record in Instrument No. 20110622-0047737, Register's Office for Davidson County, Tennessee.

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 252 Thuss Ave., Nashville, TN 37211

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 3rd day of July, 2013.

Nathan Novotny

Haley Novotny

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Novotny and Haley Novotny, 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 3rd day of July, 2013.

State of Tennessee at Large

notary

My Commission expires: April 4, 2021

OFFICIAL SEAL
LEENA P. BECKER
Notary Public of Indiana
Resident of Marion County
My Commission Expires Apr. 4, 2021