Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

Bettilynn Ford
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/23/13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5593 CHAPMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shawn Chapman	Same	14400006600
216 Cantrell Ave.	216 Cantrell Ave.	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFF KENDIG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHAWN CHAPMAN

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

SEE EXHIBIT "A"

This is unimproved property known as 1815 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 18th day of July, 2013.

Jeff Kendig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 18th day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20130061762 DEEDWARR
Recvd: 07/19/13 11:43 2 pgs
Fees:13.00 Taxes:814.00
20130719-0074965

13-C5593 CHAPMAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN, being Lot No. 1, on the Plan of McFadden Subdivision in the City of Forest Hills, of record in Book 4955, Page 82, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof. Together with a twenty-foot easement along the Northerly portion of Lot No. 2 as shown on said land. Being the same property conveyed by Warranty Deed from Cathy L. Lish, unmarried to Jeff Kendig as recorded on the 10th day of April, 2012 in Instrument No. 20120410-0030457; Quitclaim Deed from Robert C. Patterson, III to Cathy L. Lish, unmarried as recorded on the 16th day of March, 2000 in Instrument No. 200003160026955; Quitclaim Deed from Allen D. Lentz, Trustee to Robert C. Patterson, III as recorded on the 13th day of November, 1981 in Deed Book 5818, Page 789; Quitclaim Deed from Robert P. Thomas, Trustee to Robert C. Patterson, III, and wife, Gloria Jean Laird Patterson, as tenants by the entireties and not otherwise as recorded on the 17th day of January, 1978 in Deed Book 5244, Page 106 and Warranty Deed from Janet Battle McFadden to Robert C. Patterson, III as recorded on the 15th day of July, 1977 in Deed Book 5171, Page 732, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCFADDEN SUBDIVISION, as recorded in Plat Book 4955, Page(s) 82, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement recorded in Book 5177, Page 457.