BOX44

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1316

BILL GARRETT, Davidson County
Trans:T20130066551 DEEDWARR
Recvd: 08/02/13 16:09 2 pgs
Fees:13.00 Taxes:3809.15
20130802-0081186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil W. Kunkel, Jr., and Paula D. Walker, joint tenants with rights of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas W. Chapman, and Alice P. Chapman, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described as follows:

TRACT 1:
Being part of Lot No. 3 on the Map of First Belle Meade Subdivision, of record in Book 332, pages 88 and 89, of the Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Jackson Boulevard at the southwest corner of a part of said lot conveyed to Thelma Price Bramblett by deed from Charles G. Matthews, of record in Book 1132, page 576, Register's Office for said County; thence with the margin of said Bramblett lot northerly 200 feet to a point; thence westerly 87 feet to a point; thence southerly 200 feet to the northerly margin of Jackson Blvd.; thence with the margin of same easterly 87 feet to the point of beginning.

TRACT 2:
Being part of an unnumbered lot lying south of Lots "A" and "B" on the Map showing the survey of a part of the Brandon lot, and parts of Lots Nos. 28 and 29, Berkeley Hills Subdivision and Clarendon Avenue extended, of record in Book 547, page 195, Register's Office for said County, and described as follows:
Beginning at a point in the north margin of Jackson Boulevard at the southeast corner of the property conveyed to W. W. Dillon, Jr., by deed of record in Book 777, page 362, said point being marked on said Map "Dillon's Corner", thence North 31 deg. 50 min. west along what was Dillon's east line, 202.5 feet to the south corner of Lot "A" on said Plan; thence with the line of the same North 65 deg. 05 min. East (actual field measurement being North 68 deg. 05 min. East) 121 feet to a point in the south line of Lot "B" at the northwest corner of the property conveyed to Chas. GH. Matthews and wife, by deed of record in Book 716, page 644, said Register's Office; thence along Matthews' westerly line southerly 200 feet to the north margin of Jackson Boulevard; thence with the margin of the same westerly 88 feet to the beginning.

Being the same property conveyed to Neil W. Kunkel, Jr. and Paula D. Walker, joint tenants with rights of survivorship by Warranty Deed from Christi Edwards and husband, James Edwards, dated February 28, 2006 of record in Inst. No. 20060302-0024564, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 300 Jackson Boulevard, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2013.

Neil W. Kunkel, Jr.

Paula D. Walker

State of Tennessee)
County of Davidson)

On this 31st day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Neil W. Kunkel, Jr. and Paula D. Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,029,500.00.

Affiant

Sworn and subscribed before me on this the 31st day of July, 2013.

Notary Public

My Commission Expires: 1/6/14

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Thomas W. Chapman
300 Jackson Blvd
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
116-10.032.00