File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52789
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Weston Chapman Martha Blakemore Chapman 424 Lynnwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11615009300 & 11615010900

BILL GARRETT, Davidson County
Trans:T20130070122 DEEDWARR
Recvd: 08/14/13 15:05 2 pgs
Fees:13.00 Taxes:3515.00
20130814-0085540

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$950,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cathryn J. Rolfe, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Weston Chapman and spouse, Martha Blakemore Chapman** 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:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Scruggs Subdivision of record in Book 2900, page 76, Register's Office for said County.

Said Lot No. 2 fronts 110.0 feet on the easterly margin of Lynwood Boulevard, also known as Lynnwood Boulevard, and extends back 380.8 feet on the southerly line and 383.63 feet on the northerly line to a dead line in the rear, measuring 110.0 feet thereon.

Tract II

Land in Davidson County, Tennessee described as follows: Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision, according to a survey make by W.B. Southgate, Surveyor, thence with said dividing line South 85 degrees East 380 feet, more or less, to the easterly boundary of said lot, thence parallel with said Lynwood Boulevard northerly 15 feet to the southeast corner of the property conveyed to Scruggs, et ux, by deed from Royal Oaks Land Company of record in Book 1367, page 262, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of Scruggs West 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin southerly 15 feet to the point of beginning.

Tract III

Land in Davidson County, Tennessee described as follows: Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between lots 102 and 103, Royal Oaks Land Company Subdivision, according to a survey made by W.B. Southgate, Surveyor; thence with said dividing line South 85 degrees eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 5 feet thence North 85 degrees westwardly 380 feet, more or less to the easterly margin of Lynwood Boulevard,; thence with said margin northerly 5 feet to the point of beginning.

Being the same property conveyed to William V. Rolfe and Cathryn J. Rolfe by Warranty Deed from Edward C. Scruggs, III and Virginia Scruggs Jared, dated April 30, 2004 and recorded on May 3, 2004 of record in Doc. No. 20040503-0049854, rerecorded in Doc. No. 20041006-0120544. By Quitclaim Deed dated November 1, 2005 recorded on November 4, 2005 of record in Doc. No. 20051104-+0133950, said Register's Office, William V. Rolfe conveyed his interest in subject property to Cathryn J. Rolfe.

William V. Rolfe, spouse of Cathryn J. Rolfe, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900 Page 76, said Register's Office, which Plan shows a 90 foot minimum building setback line from Lynwood Boulevard, also known as Lynnwood Boulevard. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4298, page 428, said Register's Office. Easement for sanitary sewers to the City of Belle Meade of record in Book 7483, page 862, said Register's Office.

This is improved property, known as: 424 Lynnwood Boulevard, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2013.

Cathryn J. Rolfe

William V. Rolfe

State of TENNESSEE
County of DAVIDSON

On this 12th day of August, 2013 , before me the undersigned authority, personally appeared Cathryn J. Rolfe and William J. Rolfe, 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.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $950,000.00

Affiant

Sworn and subscribed before me this the 12th day of August, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

Wldoc: Deed Wty—12/92