BILL GARRETT, Davidson County
Trans:T20130076447 DEEDWARR
Recvd: 09/04/13 13:05 2 pgs
Fees:13.00 Taxes:1110.00
20130904-0093172

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, INCLUDING WITHOUT LIMITATION DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, EASEMENTS, VARIATIONS IN AREA OR CONTENT AND/OR ANY FACTS THAT A CORRECT SURVEY AND/OR A PHYSICAL INSPECTION OF THE PREMISES WOULD DISCLOSE.

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Angela Batson
Affiant

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 23rd day of August, 2013.

Notary Public
My commission expires: 5/20/14

07-1308-85295

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jana K. Shirey - Rice | Farmington Financial Group, LLC | 171-00-0-093.00 |
| 5844 Cloverland Drive | 2002 Richard Jones Rd. Ste 300A | |
| Brentwood TN 37027 | Nashville TN 37215 | |

## 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, Thomas A. Chapman and wife, Kristina L. Chapman, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jana K. Shirey-Rice and Jarrett T. Rice, wife and husband, 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 located in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, and being more particularly described as follows, to-wit:**

**Beginning on the Northerly margin of Hardscuffle Road at the Southeast corner of Jesse M. Williams property; thence with said Williams Eastern boundary line, North 2 degrees East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, Page 373, Register's Office for Davidson County, Tennessee, as follows: South 47 degrees 30 minutes East 200 feet to an iron pin; South 27 degrees West 149.5 feet to an iron pin and South 12 degrees West 176 feet to the Northerly margin of Hardscuffle Road; thence with the same around a slight curve, Northwesterly 138 feet, more or less, to the beginning.**

**For informational purposes only: prior deed references subject property to contain 1.51 acres.**

**Being the same property conveyed to Thomas A. Chapman and Kristina L. Chapman, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated October 18, 2012, recorded October 22, 2012, of record in Instrument No. 20121022-0096418, 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 5844 Cloverland Drive, Brentwood, TN 37027

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 23 day of August, 2013.

Thomas A. Chapman

Kristina L. Chapman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas A. Chapman and Kristina L. Chapman, 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 Franklin, TN, this 23 day of August, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016