WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/13 13:33 2 pgs
Fees:13.00 Taxes:75.85
20131106-0115253

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$20,500.00.

William L. Chapman
Affiant

Subscribed and sworn to before me this 4th day of November, 2013

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William L. Chapman	New Owner	04313035300
206 Elm Street		
Madison, TN 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen A. Taylor and Deborah A. Barnes, husband and wife,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William L. Chapman, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the east half of Lot 13, Block I on the Plan of Forrest Park Subdivision of record in Book 843, Page 44, Register's Office for said County.

Said east part of Lot 13 fronts 25 feet on the southerly side of Elm Street and extends back in a southerly direction between parallel lines 150 feet to a dead line.

Being the same property conveyed to Stephen A. Taylor and Deborah A. Barnes from Raymond E. Jones by Warranty Deed on August 25, 2008, of record in Instrument Number 20080825-0087343, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payble.
- Subject to all matters as shown on the Plan of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **206 Elm Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 4, 2013.

Stephen A. Taylor

Stephen A. Taylor

Deborah A. Barnes

Deborah A. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen A. Taylor and Deborah A. Barnes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 4, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY