THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110127** BILL GARRETT, Davidson County Trans:T20130104220 DEEDWARR Recvd: 12/13/13 10:38 2 pgs Fees:13.00 Taxes:1096.79 20131213-0126304	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $296,429.50. Affiant Subscribed and sworn to before me, this 12th day of December, ~~2013~~ Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: David Mason 5738 Hillsboro Road ~~2037 Sunset Hills Terrace~~ Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14500014200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven B. Chapman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Mason**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, CONSOLIDATION PLAT OF LOTS 3, 4, AND 5, SUNSET HILLS TERRACE SUBDIVISION, as shown on plat of record in Instrument No. 20040811-0097105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven B. Chapman, married by Warranty Deed from Lisa Mandeville Staggs, married, recorded on the 23rd day of September, 2013 in Instrument No. 20130923-0099600, in the Register's Office of Davidson County, Tennessee.

Property is not the marital residence of Grantor or Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF LOTS 3, 4, AND 5, SUNSET HILLS TERRACE SUBDIVISION, as recorded in Instrument No. 20040811-0097105, Plat Book 7900, Page 886, corrected in Plat Book 9614, Page 437 and Plat Book 7900, Page 883.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Condition and Restrictions recorded in Book 9579, Page 893, corrected in Book 9591, Page 373 and amended in Book 9591, Page 376.

Charter on Sunset Hills Homeowners' Association, Inc. of record at Instrument No. 20070605-0067128.

This is improved property located at 2037 Sunset Hills Terrace Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2013.

Steven B. Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven B. Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2013.

Notary Public

My Commission Expires: _____