THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110074**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130105248 DEEDWARR
Recvd: 12/18/13 09:06 2 pgs
Fees:13.00 Taxes:2035.00
20131218-0127652

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Denny Otillio and Jaime Kaye Otillio 5143 Stanford Drive Nashville, TN 38485	New Owner/ Wells Fargo Home Mortgage PO Box 11758 Newark, NJ 07101-4758	Tax Parcel ID No. 13113001200

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, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Denny Otillio and Jaime Kaye Otillio, Husband and Wife**, ("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 No. 41 on the Map of Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Gary J. Posner and wife, Lauren Brisky to Steven B. Chapman, a married man as recorded on the 3rd day of April, 2013 in Instrument No. 20130403-0032983 and Warranty Deed from Leonard Amdur, unmarried to Gary J. Posner and wife, Lauren Brisky as recorded on the 4th day of May, 1988 in Deed Book 7535, Page 176, in the Register's Office of Davidson County, Tennessee.

Property is not marital residence of Grantor.

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 REVISED PLAN OF WESTWOOD, as recorded in Plat Book 974, Page(s) 14/

Terms and Conditions of Easement Agreement recorded in Book 10494, Page 987.

This is improved property located at 5143 Stanford Drive Nashville, TN 38485.

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 16th day of December, 2013.

Steven B. Chapman
by [signature], Attorney in Fact

Steven B. Chapman
by Will Chapman, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Steven B. Chapman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of December, 2013.

[signature]
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014