THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120071**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $671,000.00. Affiant Subscribed and sworn to before me, this 20th day of December, 2013. Notary Public My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans:T20130106624 DEEDWARR
Recvd: 12/23/13 14:43 2 pgs
Fees:13.00 Taxes:2482.70
20131223-0129479

WARRANTY DEED

Address New Owner: Steve Chapman 4369 Chickering Ln Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-10-0-005.00

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, **Alice Helmers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven B. Chapman, married**, ("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 37, SECTION 1, CHICKERING ESTATES, as shown on plat of record in Plat Book 2663, Pages 86 and 87, 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 Henry William Helmers and wife, Alice Helmers by Warranty Deed from John J. Costonis and wife, Maureen N. Costonis, recorded on the 6th day of May, 1994 in Deed Book 9337, Page 908, in the Register's Office of Davidson County, Tennessee.

Henry William Helmers having died on June 22nd, 2007 in Nashville, Tennessee.

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 SECTION 1, CHICKERING ESTATES, as recorded in Plat Book 2663, Page(s) 86 and 87.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2810, Page 5, amended in Book 3096, Page 210 and Instrument No. 20080821-0086095.

This is improved property located at 4369 Chickering Ln 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 20th day of December, 2013.

Alice Helmers by Eric Helmers attorney in fact.

Alice Helmers
by Eric Vincent Helmers, her 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, **Eric Vincent Helmers,** 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 Alice Helmers,** 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 20th day of December, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

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