BILL GARRETT, Davidson County
Trans:T20140008636 DEEDWARR
Recvd: 02/06/14 10:47 3 pgs
Fees:18.00 Taxes:2049.76
20140206-0010507

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $553,990.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2014. Notary Public My Commission Expires: 3/31/16

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows: Chris O'Neal and wife, Kyla O'Neal 1612 N Observatory Dr. Nashville, TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue S. Ste. 900 Nashville, TN 37201	Map-Parcel Number: 11715007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGEANNE B. CHAPMAN, TRUSTEE OF THE GEORGEANNE B. CHAPMAN QUALIFIED PERSONAL RESIDENCE TRUST DATED January 4, 2000,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRIS O'NEAL AND WIFE, KYLA O'NEAL,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 124 feet on the westerly side of Observatory Drive and runs back 150 feet on the north line and 115 feet on the south line to a dead line and shows 200 feet on said dead line.

Being the same property conveyed to R. Booth Chapman and wife, Georgeanne Bates Chapman by deed dated April 30, 1971, from Vernon E. Lynch and wife, Josephine B. Lynch, of record in Book 4500, page 90, Register's Office for Davidson County, Tennessee. By quitclaim deed dated December 16, 1994, R. Both Chapman conveyed all right title and interest in subject property to Georgeanne Bates Chapman, of record in Book 9547, page 958, Register's Office for Davidson County, Tennessee. By quitclaim deed dated January 4, 2000, Georgeanne B. Chapman conveyed all right, title and interest in subject property to the Georgeanne B. Chapman Qualified Personal Residence Trust dated January 4, 2000, of record in Instrument No. 20000104-0000832, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 128, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1612 N Observatory Dr., Nashville, TN 37215.**

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 and assigns, forever; and I covenant with the said Grantees that I am lawfully seized 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; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of February, 2014.

Georgeanne B. Chapman, Trustee

Georgeanne B.Chapman, Trustee of the Georgeanne B. Chapman Qualified Personal Residence Trust dated January 4, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGEANNE B. CHAPMAN, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2014

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

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