BILL GARRETT, Davidson County
Trans: T20140012982 DEEDWARR
Recvd: 02/25/14 10:12 2 pgs
Fees: 13.00 Taxes: 564.19
20140225-0015977

WARRANTY DEED

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,484.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-17

G-ZR-13-837

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katrina Lauren Seaman (NAME)	Katrina Lauren Seaman (NAME)	
837 North 2nd Street (ADDRESS)	837 North 2nd St. (ADDRESS)	**82-3-145.00**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROBERT R. CHAPMAN AND ELIZABETH ANN CHAPMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATRINA LAUREN SEAMAN AND NATHANAEL PAUL SEAMAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 125, DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 25, 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 ROBERT R. CHAPMAN BY WARRANTY DEED FROM MICHAEL W. O'NEILL, RECORDED ON THE 5TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070705-0080101, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ELIZABETH ANN CHAPMAN, SPOUSE OF ROBERT R. CHAPMAN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 57, PAGE 25 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **837 North 2nd Street Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 21st day of February, 2014.

Robert R. Chapman

Elizabeth Ann Chapman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert R. Chapman and Elizabeth Ann Chapman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2014.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212