RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140030453 DEEDWARR Recvd: 05/02/14 15:21 2 pgs Fees:13.00 Taxes:203.50 20140502-0037633

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011517

MAP - PARCEL NO: 172-15-C-11.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Thomas A. Chapman Kristina L. Chapman 6300 Wiliams Grove Drive Brentwood, TN 37027	SAME	N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ANDRE JAECKLE, married**, have bargained and sold and by these presents do transfer and convey unto **THOMAS A. CHAPMAN and wife, KRISTINA L. CHAPMAN**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Andre Jaeckle by Special Warranty Deed from Community South Bank, dated August 27, 2010, recorded August 30, 2010, in Instrument No. 20100830-0068277, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2832 Brentwood Knoll Court, Nashville, TN 37211.

THE PROPERTY CONVEYED HEREIN HAS NEVER BEEN THE RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the plan of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.
4. Stormwater Dention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 30th day of April, 2014.

ANDRE JAECKLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDRE JAECKLE**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 30th day of April, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$55,000.00**.

Affiant

SWORN TO and subscribed before me on this 30th day of April, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY