RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140044123 DEEDWARR
Recvd: 06/23/14 09:03 2 pgs
Fees:13.00 Taxes:592.00
20140623-0054353

ADDRESS NEW OWNER:
Jay Douglas Taylor
205 Retreat Ct W
Hermitage, TN 37076

SEND TAX BILL TO:
Cornerstone Home Lending, Inc.
1177 West Loop, S., Ste 200
Houston, TX 77027

MAP/PARCEL 086-07-0-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Rick J. Chappell and wife, Angela L. Chappell,** has this day bargained and sold, and does hereby transfer and convey unto **Jay Douglas Taylor, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final P.U.D. Plan Phase I, Section Two Jackson's Retreat of record in Plat Book 5200, Pages 334 and 335 and amended in Book 5972, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rick J. Chappell and wife, Angela L. Chappell by deed from Charles D. Clariday Jr. and wife, Stephanie J. Clariday of record in Book 10901, page 851, Register's Office for Davidson County, Tennessee, dated April 17, 1998 and recorded on April 27, 1998.

This is improved property known as: **205 Retreat Ct W, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book , page , and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of June, 2014.

Rick J. Chappell

Angela L. Chappell

Angela L. Chappell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rick J. Chappell and Angela L. Chappell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of June, 2014.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY