# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044836 DEEDWARR
Recvd: 06/24/14 15:59 2 pgs
Fees:13.00 Taxes:517.63
20140624-0055276

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Dilli Ram Dangal | US Bank , NA | Parcel ID: |
| 323 Willard Drive | 3180 Rider Trail South | 14805008800 |
| Nashville, TN 37211 | Earth City, MO 63045 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Kenneth W. Chapman, Trustee of the Arthur Aaron Chapman Testamentary Trust, and David Jackson Chapman, Administrator/Personal Representative of the Estate of Arthur Aaron Chapman**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Dilli Ram Dangal and wife, Ishori Dangal**

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

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Haywood Acres, Section Three, as of record in Book 2900, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur A. Chapman, a single person, by deed from Emerson D. Buguskie, Jr. and wife, Patricia G. Boguskie, of record in Book 8488, Page 371, said Register's Office, dated November 15, 1991. The said Arthur A. Chapman died testate on October 23, 2013, and the Will was admitted to Probate as Probate No. 13P1885 of record in Probate Court of Davidson County, Tennessee. See also Quitclaim Deed from Sarah E. Frierson, unmarried, to Kenneth W. Chapman, Trustee of The Arthur Aaron Chapman Testamentary Trust, of record in Instrument 20140624-0055275, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3025, Page 505, said Register's Office.

This conveyance is subject to: (1) Taxes for the year 2014, which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 2900, Page 81, said Register's Office; (3) Sewer and Drainage Easement of record in Book 6518, Page 750, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 323 Willard Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of May, 2014.

The Arthur Aaron Chapman Testamentary Trust

Kenneth W Chapman

By: Kenneth W. Chapman, Trustee
and
The Estate of Arthur Aaron Chapman

David Chapman by PC

By: David Jackson Chapman,
Administrator/Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Chapman, Trustee of the Arthur Aaron Chapman Testamentary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Trustee of the Arthur Aaron Chapman Testamentary Trust , and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Jackson Chapman, Administrator/Personal Representative of the Estate of Arthur Aaron Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Administrator/Personal Representative of the Estate of Arthur Aaron Chapman and as such Administrator/Personal Representative, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066