THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Chapman, IV, Trustee	New Owner	MAP
PO Box 340020		PARCEL 14705024300
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mirian Habshey as the sole heir at law of Joseph H. Habshey, III**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Chapman, IV, Trustee of the Timberdale Trust u/a/d 08/15/14**

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. 103 on the Plan of Section Two Caldwell Country Estates of record in Plat Book 2663, Page 128, 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 Joseph H. Habshey, III by deed from Robert F. Mattix, II, unmarried of record in Instrument No. 20021119-0143347 Register's Office for Davidson County, Tennessee, dated November 18, 2002 and recorded on November 19, 2002.

The said Joseph H. Habshey, III, having since died on August 11, 2012. Mirian Habshey being the sole heir at law of Joseph H. Habshey, III. The Estate of John Herbert Habshey, III was probated in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-1518. See Affidavits of Heirship in Instrument Nos. 20140820-0075483 and 20140820-0075484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **342 Timberdale Court, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140061402 DEEDWARR
Recvd: 08/20/14 09:00 2 pgs
Fees:13.00 Taxes:869.50

20140820-0075485

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 14th hand( ) this the 14th day of August, 2014.

Mirian Habshey

Mirian Habshey

STATE OF NC
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mirian Habshey** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14 day of August, 2014.

My Commission expires: 7/18/18

Notary Public