NEW OWNER:

THOMAS J. WILLIAMSON
1009 LARKWOOD DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0882

Map & Parcel 098060B00500CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140065779 DEEDWARR
Recvd: 09/04/14 11:11 3 pgs
Fees:18.00 Taxes:1109.63
20140904-0080906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN R. CHAPMAN and wife, BRENDA JEAN CHAPMAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **THOMAS J. WILLIAMSON and wife, CAROL J. WILLIAMSON**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as Unit A of Lot No. 48D, on the plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions of Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JOHN R. CHAPMAN and wife, BRENDA JEAN CHAPMAN by Warranty Deed from Frank Batson Homes, Inc., dated February 5, 2007, and of record in Instrument No. 20070206-0015315, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1009 LARKWOOD DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before September 20, 2014 at midnight.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of September, 2014.

John R. Chapman
JOHN R. CHAPMAN

Brenda Jean Chapman
BRENDA JEAN CHAPMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN R. CHAPMAN and wife, BRENDA JEAN CHAPMAN**, 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 at office this 3rd day of September, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$299,900.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of September, 2014.

NOTARY PUBLIC

My commission expires: 8/23/16

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