(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Alicia Y. Darden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

G-NP-14-3405

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alicia Y. Darden and Michael E. Darden		
(NAME)	(NAME)	**136-15-A-42.00 CO**
3405 Old Anderson Road #310		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CORY T. CHAPMAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALICIA Y. DARDEN AND MICHAEL E. DARDEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 42, WATERCREST TOWNHOMES, PHASE 1, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cory T. Chapman, a single man by Warranty Deed from Nancy L. Daigler, an unmarried woman, recorded on the 23rd day of June, 2004 in Instrument No. 20040623-0074699, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERCREST TOWNHOMES, PHASE 1, as recorded in Plat Book 8250, Page(s) 888.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10788, Page 553 and Book 11158, Page 931.
- Charter of Homeowners Association recorded in Book 10788, Page 546.
- Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20000220-0017014.
- Metro Planning Commission Letters recorded in Book 10821, Page 131 and Book 10822, Page 70.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3405 Old Anderson Road #310, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140077988 DEEDWARR
Recvd: 10/16/14 10:20 2 pgs
Fees:13.00 Taxes:466.20

20141016-0095546

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2014.

Cory T. Chapman by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORY T. CHAPMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said CORY T. CHAPMAN.

Witness my hand and official seal, this the 14th of October, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212