BILL GARRETT, Davidson County
Trans:T20140090827 DEEDWARR
Recvd: 12/04/14 10:35 2 pgs
Fees:13.00 Taxes:1757.50
20141204-0111155

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John Barrett Gay et ux
915 ALDER DR.
NASHVILLE TN 37220

SEND TAX BILL TO:
F & M BANK
50 FRANKLIN ST.
CLARKSVILLE TN 37040

MORTGAGEE:
F & M BANK

Record + return
Map/Parcel 132-13-069
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LaReine K. Chapman, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John Barrett Gay and wife, Carrie Gay**, 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. 2 on the Plan of Burchett's Subdivision,** as shown by plat and survey of record in Plat Book 2083, page 36, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carter S. Chapman and wife, LaReine K. Chapman by warranty deed from Emmnett W. Kennon, Jr. and wife, Rose S. Kennon of record in Book 2448, page 167, Register's Office for Davidson County, Tennessee. The said Carter S. Chapman died on May 19, 2004, leaving the said LaReine K. Chapman as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **915 Alder Drive, Nashville, Tennessee 37220.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **21st** day of **November, 2014.**

LaReine K Chapman

LaReine K. Chapman

By: R Francene Kavin atty in fact

R. Francene Kavin
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **R. Francene Kavin,** as attorney-in-fact for **LaReine K. Chapman, being one and the same person as LaReine Chapman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **LaReine K. Chapman, being one and the same person as La Reine Chapman**, the within named bargainor, for the purposes therein contained by virtue of a Specific Limited Power of Attorney duly executed by the said **LaReine K. Chapman, being one and the same person as La Reine Chapman,** and recorded simultaneously herewith in Instrument #20141204-0111154, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 21st day of November, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

Rosemary Hobbs

AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY