BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen L. Chapman, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **George Michael McIlwain,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 3, of Block 27, on the plan of Map of Re-subdivision of Part of Cumberland Nurseries, as shown on plat of record in Plan Book 161, page 166, Register's Office for Davidson County, described as follows:

Beginning at a point 92 feet east of the northwest margin of Lot No. 3, running thence south parallel with the western margin of Lot No. 3, 187.5 feet to the north line of Lot No. 7; thence with the north line of Lot No. 7 east 70 feet to a point; thence north 187.5 feet to the south margin of Elberta Street, 70 feet to the beginning.

Being the same property conveyed to George W. Chapman and wife, Karen L. Chapman by Warranty Deed dated 12/23/2002 from Roger P. Hogan and wife, Julia M. Hogan of record as Instrument No. 200301030001203 and further to Karen L. Chapman of record as Instrument No. 200512270153938, Register's Office for Davidson County, Tennessee.

Map & Parcel: 119-5-173

This property is known as: 321 Elberta Street, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 15 day of December, 2014.

Karen L Chapman

Karen L. Chapman -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. Chapman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of December, 2014.

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Michael McIlwain	New Owner
209 Hillsboro	
Franklin TN 37069	

STATE ~~OF TENNESSEE~~
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15 day of December, 2014.

Affiant

(Seal)

Notary Public

My commission expires:

9/6/15