BILL GARRETT, Davidson County
Trans:T20150016430 DEEDWARR
Recvd: 03/06/15 13:31 2 pgs
Fees:13.00 Taxes:2442.00
20150306-0019432

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57234
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen B. Chapman 7 Abbeywood Court Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131060F01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$660,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denis Longpre**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen B. Chapman, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Burton Hills Village of Abbeywood, Tract 21 of record in Book 6900, page 223, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Denis Longpre by Warranty Deed from Dwaine M. Allison and wife, Rita M. Allison, dated June 29, 2004 and recorded on June 30, 2004 of record in Instrument No. 20040630-0077572, Register's Office for Davidson County, Tennessee.

Heather Longpre, spouse of Denis Longpre, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 223, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement Agreement of record in Book 8087, page 108, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6778, page 536, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423, Book 9790, page 987, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7 Abbeywood Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of February, 2015.

Denis Longpre **Heather Lonpre**

State of Tennessee

County of Davidson

On this 20th day of February, 2015, before me the undersigned authority, personally appeared Denis Longpre and Heather Longpre, to be known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Sworn and subscribed before me this 20th day of February, 2015.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018