WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017193 DEEDWARR
Recvd: 03/10/15 11:02 2 pgs
Fees:13.00 Taxes:222.00
20150310-0020340

O-VRES-15-429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Adrianna Arrendondo Lopez	New Owner	
(NAME)	(NAME)	
429 Cedarcreek Trail		**173-01-0-277.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **CANDRIA STANDARD CHAPMAN (f/k/a CANDRIA STANDARD), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADRIANNA ARRENDONDO LOPEZ, MARRIED,** 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 Lot No. 5-B on the Plan of Zone Lot Division Lots 5, 6 and 7, Monte Carlo, Section 3A, of record in Plat Book 5800, Page 150, and amended in Plat Book 6900, page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candria Standard, unmarried by Warranty deed from Deborah Kay Bryant Lawrence of record in Book 10522, page 890, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 09, 1997. The said Candria Standard having since married and is now known as Candria Standard Chapman.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 150, and Book 6900, page 47, Register's Office for Davidson County, Tennessee.
- Subject to Restrictive Covenants of record in Book 6900, Page 47, Book 4781, page 858, Book 5419, page 728, Book 5800, page 150 and Book 10522, page 910, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **429 Cedarcreek Trail , Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2015.

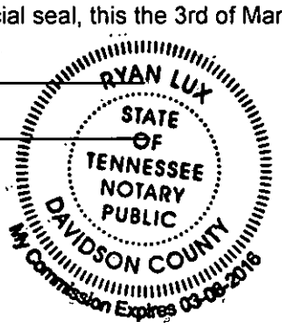
Candria Standard Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDRIA STANDARD CHAPMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2015.

Notary Public
My Commission Expires:
(SEAL)



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