THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Frances Lorene Chumney
100 Newsom Green
Nashville, TN 37221
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150081907 DEEDWARR
Recvd: 09/25/15 14:25 2 pgs
Fees:13.00 Taxes:673.40
20150925-0097776

WARRANTY DEED

(Map 142-7-C, Parcel 75.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **VIRGINIA M. CALDWELL, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **FRANCES LORENE CHUMNEY, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> A certain Condominium Apartment located in Davidson County, Tennessee, being all of Unit No. 75, on the Plan of Ashley Green, according to plat and survey of same appearing of record in Book 6900, page 24 and Book 6900, page 978, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to C.L. Caldwell, Jr. and wife, Virginia M. Caldwell, by Warranty Deed from John C. McGhie and wife, Marie V. McGhie, dated November 14, 2000, of record in Instrument No. 2000115-0113295, in the Register's Office of Davidson County, Tennessee. The said C. L. Caldwell, Jr. having since died on June 25, 2013, leaving the property to Virginia M. Caldwell as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 24; to Restrictive Covenants of record in Book 7184, page 44, Book 7467, page 279, Book 7482, page 312 and Instrument No. 20111101-0084880; to Harpeth Valley Utility District of record in Book 5374, page 511 and Instrument No. 20060724-0088823; to State of Tennessee of record in Book 5407, page 643; to Sewer Easement of record in Book 6483, page 907, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 100 Newsom Green, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 24th day of September, 2015.

Virginia M. Caldwell
VIRGINIA M. CALDWELL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 24th day of September, 2015.

J. Kasey Talbott
Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of September, 2015.

J. Kasey Talbott
Notary Public

My commission expires: MAY 20, 2017

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20150549