RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150090195 DEEDWARR Recvd: 10/22/15 14:19 2 pgs Fees:13.00 Taxes:251.60 20151022-0107734

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012219

MAP - PARCEL NO: 172-15-C-15.00CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
THOMAS A. CHAPMAN	SAME	N/A
KRISTINA L. CHAPMAN		
6300 Williams Grove Drive		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **J. WOMACK BOWMAN, married,** have bargained and sold and by these presents do transfer and convey unto **THOMAS A. CHAPMAN and wife, KRISTINA L. CHAPMAN**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to J. Womack Bowman by warranty deed from Andre Jaeckle, of record in Instrument No. 20130404-0033146, Register's Office for Davidson County, Tennesssee.

This is unimproved property known as 2816 Brentwood Knoll Court, Nashville, TN 37211.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Instrument No. 20080522-0052623, Register's Office for Williamson County, Tennessee.
3. Conveyance of the open space to Brentwood Knoll Homeowner's Association, Inc., of record in Instrument No. 20140813-0073255, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Easements and Restrictions of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.

5. By-Laws appended as Exhibit "A" of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 20th day of October, 2015.

J. WOMACK BOWMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. WOMACK BOWMAN**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 20th day of October, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$68,000.00**.

Affiant

SWORN TO and subscribed before me on this 20th day of October, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY