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BILL GARRETT, Davidson County Trans:T20150108516 DEEDWARR Recvd: 12/23/15 12:56 2 pgs Fees:13.00 Taxes:1034.15 20151223-0129229 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $279,500.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2015. Notary Public My commission expires: 5/6/18

ANGELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 370

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Henry Choppin	F&M Bank ~~William Henry Choppin~~	115-02-0-026-00
991 Davidson Drive	50 Franklin St ~~991 Davidson Drive~~	
Nashville, TN 37205-1041	Clarksville TN 37040 ~~Nashville, TN 37205-1041~~	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patricia M. Brasfield, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Henry Choppin, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 8th , formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Co., Engineers, April 12, 1958, as follows:

Beginning on the westerly margin of Willanne Drive at an iron pin located 1062.0 feet North of the northerly line of the 0.70 acre tract conveyed to W.W. Glenn and wife, as Tract No. 2 in deed from Howard Griffiths and wife, as of record in Book 2441, page 355, Register's Office for said County; thence with the westerly margin of said Drive, northwardly 100.0 feet to an iron pin located 553.0 feet south of the center of bridge, as located along the westerly margin of said Drive; thence South 73 deg. 30 min. West 200.0 feet to an iron pin; thence South 12 deg. East 100.0 feet to an iron pin; thence North 73 deg. 30 min. East 202.5 feet to the beginning, containing 0.454 acres more or less.

Being the same property conveyed to Patricia M. Brasfield by special warranty deed from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20080513-0049314 Register's Office for Davidson County, Tennessee, dated 05/08/2008 and recorded on 05/13/2005. (Value of consideration shown in aforementioned deed $176,000.00.) Being also known as 991 Davidson Drive Nashville, TN 372051041.

This is ☐ improved ☐ unimproved property known as **991 Davidson Drive, Nashville, TN 37205-1041.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of December, 2015.

Patricia M. Brasfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patricia M. Brasfield, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of December, 2015.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 615057