Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $659,500.00.

Affiant

File Number: 1601019

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 22nd day of January, 2016.

Notary Public
My Commission Expires: 12/16/18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Maria Schulz	New Owner	131 06 0F 010.00
7 Abbeywood Ct.		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven B. Chapman, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Maria Schulz, unmarried, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, 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 Steven B. Chapman, married, by Warranty Deed from Denis Longpre, married, dated February 20, 2015, of record in Instrument No 20150306-0019432, Register's Office for Davidson County, Tennessee. Elizabeth Chapman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 7 Abbeywood Ct., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans: T20160007473 DEEDWARR
Recvd: 01/28/16 10:37 2 pgs
Fees: 13.00 Taxes: 2440.15
20160128-0008288

WITNESS my hand this 19 day of January, 2016.

Steven B. Chapman

State of Florida
County of Pinellas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven B. Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Pete, FL this 19 day of January, 2016.

Notary Public at Large
My Commission Expires: 10/25/2016

WITNESS my hand this 19 day of January, 2016.

Elizabeth Chapman

State of Florida
County of Pinellas

ANNE M. TUOHY
Commission # EE 832552
Expires October 25, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elizabeth Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St Pete, FL, this 19 day of January, 2016.

Notary Public at Large
My Commission Expires: 10/25/2016

ANNE M. TUOHY
Commission # EE 832552
Expires October 25, 2016
Bonded Thru Troy Fain Insurance 800-385-7019