BILL GARRETT, Davidson County
Trans:T20160012982 DEEDWARR
Recvd: 02/17/16 10:30 2 pgs
Fees:13.00 Taxes:702.63
20160217-0014843

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of February, 2016 by and between Kirk Edward Chapman and Teona Toreli Chapman husband and wife, hereinafter referred to as GRANTOR, and Cassie Brown, an unmarried woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 19 on the plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, page 909, and amended in Book 9700, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kirk Edward Chapman and Teona Toreli Chapman, husband and wife by Warranty Deed from Jeffrey Scott Cone, unmarried, dated December 16, 2005, recorded December 28, 2005, of record in Instrument No. 20051228-0155622, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4004 October Woods Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kirk Edward Chapman

Teona Toreli Chapman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kirk Edward Chapman and Teona Toreli Chapman husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of February, 2016.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Cassie Brown
4004 October Woods Drive,
Antioch , TN 37013

Send Tax Statements to:

Supreme Lending
P.O. Box 732189
Dallas, TX 75373-2189

Map & Parcel: 183-05-0-A-019.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $189,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of February, 2016.

Notary Public

My Commission Expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-034