Davidson County DEEDWARR
Recvd: 02/19/16 14:14 3 pgs
Fees:18.00 Taxes:875.05
20160219-0016067

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58112
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wilder Boule Erin Picou 8033 Stallion Court Nashville, TN 37221	Pinnacle Bank 150 3rd Ave South, Ste 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 12814018100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$236,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey J. Chapman and wife, Amy N. Chapman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wilder Boule and Erin Picou, husband and wife as joint tenants**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Stacy Square, Section 2 of record in Book 4175, page 30, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey J. Chapman and wife, Amy N. Chapman by Warranty Deed from Bill R. Clark, Trustee of the Bill R. Clark Revocable Living Trust, dated September 10, 2012, recorded on September 11, 2012, of record in Instrument No. 20120911-0082308, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. The Plan, with Owner's Certificate, of record in Book 4175, page 30, said Register's Office, which Plan shows 30 foot minimum building set back line from Stallion Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 8033 Stallion Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of February, 2016.

Jeffrey J. Chapman **Amy N. Chapman**

State of FLORIDA
County of Hillsborough

On this 12th day of February, 2016, before me the undersigned authority, personally appeared Jeffrey J. Chapman and Amy N. Chapman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 6/29/16

Notary Public State of Florida
Michelle Weinhold
My Commission EE 198264
Expires 06/29/2016

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $236,500.00.

Affiant

Sworn and subscribed before me this 12th day of February, 2016.

Notary

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

