Return To: 16-0040
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1223

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wesley W. Haymore 2300 Franco Road Madison, TN 37115	Origin Bank 1800 Hudson Lane suite 2A monroe, LA 71201	43-14-B-24.00 CO

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $176,250.00

Affiant

Subscribed and sworn to before me, this the 15 day of March, 2016.

Notary Public

My Commission Expires: 3/9/19
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20160022851 DEEDWARR
Recvd: 03/21/16 12:49 3 pgs
Fees:18.00 Taxes:652.13
20160321-0026538

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Bradley S. Chapman, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wesley W. Haymore, a single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Lanier Park, Phase One, as shown by plat of record in Instrument No. 200210220129511, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bradley S. Chapman, unmarried by Warranty Deed from Carlos A. Torres, unmarried, recorded on the 7th day of March, 2008 in Instrument No. 20080307-0023194, in the Register's Office for Davidson County, Tennessee.

Shonna D. Chapman joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **2300 Franco Road, Madison, TN 37135**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Shonna D. Chapman, by Bradley S. Chapman pursuant to a Power of Attorney executed by Shonna D. Chapman on March 4, 2016, of record in Instrument No. 20160321-0026537, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 15th day of **March, 2016.**

GRANTOR(S)

Bradley S. Chapman

Shonna D. Chapman by Bradley S. Chapman her Attorney in fact.

Shonna D. Chapman by Bradley S. Chapman, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bradley S. Chapman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 15th day of **March, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Bradley S. Chapman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Shonna D. Chapman,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 16th day of **March, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

EXHIBIT "A"
To
Warranty Deed

FROM: Bradley S. Chapman, a married man

TO: Wesley W. Haymore, (marital status to be determined)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Bradley S. Chapman, Affiant

Sworn to and subscribed before me this 15th day of March, 2016.

Notary Public
My Commission Expires: 8/23/2016