Return To

Send Tax Statements To:
New Owner
TERRY CHAPMAN
1755 SOMERSET DR
MURFREESBORO TN 37129

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Terry R. Chapman
4920 Algonquin Trail
Nashville, TN 37013

From Information Furnished By
The Parties

Map and Parcel 162-3-381.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DEBORAH G. BRACKEEN**, has this day bargained and sold and does hereby transfer and convey unto, **TERRY R. CHAPMAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 101, on the plan of Haywood Hills, Section 5, according to plat and survey appearing of record in Book 4675, page 143 and 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 101 fronts 65.0 feet on the easterly margin of Algonquin Trail and extends back 134.9 feet on the northerly line and 135.0 feet on the southerly line to a dead line in the rear, measuring 65.45 feet thereon.

Being the same property conveyed to Carolyn B. Meyers, a married person by deed from Erma C. Jones, a single person, dated February 23, 2000, appearing of record in Instrument No. 20000225-0018426, of the Register's Office of Davidson County, Tennessee.

The said Erma C. Jones reserving a life estate in said property. The said Erma C. Jones having since died on December 6, 2000. The said Erma C. Jones and Erma Carolyn Jones are one and the same person.

The said Carolyn B. Meyers reserving a life estate in said property. The said Carolyn B. Meyers having since died on October 6, 2014. Leaving said property to Carl W. Meyers, Husband. The said Carolyn B. Meyers and Carolyn Beverly Meyers are one and the same person.

Being the same property conveyed to Deborah G. Brackeen by deed from Carl W. Meyers, an unmarried man, conveying his life estate interest divested to him in the attached Last Will and Testament of Carolyn B. Meyers dated February 23, 2000, by Quitclaim Deed, dated October 29, 2015, appearing of record in Instrument No. 20151030-0110581, of the Register's Office of Davidson County, Tennessee.

Affidavit of Heirship being simultaneously attached hereto showing only living heirs of Carolyn B. Meyers were Deborah G. Brackeen and Carl W. Meyers.

BILL GARRETT, Davidson County
Trans:T20160032515 DEEDWARR
Recvd: 04/20/16 13:42 6 pgs
Fees:33.00 Taxes:388.50
20160420-0038381

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TERRY R. CHAPMAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of April, 2016.

Deborah G. Brackeen

DEBORAH G. BRACKEEN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **DEBORAH G. BRACKEEN** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 18th day of April, 2016.

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sheri L. Morgan

NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SWORN to and subscribed before me,
this 18th day of April, 2016.

Sheri L. Morgan

NOTARY PUBLIC
My Commission Expires: 1/24/17

Last Will and Testament

OF

CAROLYN B. MEYERS

I, **CAROLYN B. MEYERS,** domiciled in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills at anytime heretofore made by me.

ARTICLE I

I direct that all my just debts, my funeral expenses and the costs of the administration of my estate be paid as soon as possible after my death. My Executor or Executrix in his or her sole discretion may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

ARTICLE II

I hereby will and devise my jewelry to my daughter Deborah C. Brackeen.

I hereby will and devise my real property located at 4920 Algonquin Trail to my daughter Deborah C. Brackeen, with my husband, Carl W. Meyers retaining a life estate in said real property.

ARTICLE III

All the rest, residue and remainder of my property, whether real, personal, or mixed, tangible or intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, including the proceeds of all life insurance payable to my estate not otherwise disbursed or distributed in the course of administration of my estate (but excluding any property over or concerning which I may have the power of appointment), I hereby will, devise, and bequeath to my husband, Carl W. Meyers.

Carolyn B. Meyers
Testatrix

ARTICLE IV

If my husband, Carl W. Meyers and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths, or if he shall die within a period of six (6) months of the date of my death, then all bequests, devises, and provisions made in this Will to him or for his benefit, shall be administered in all respects, as though my husband, Carl W. Meyers, had not survived me.

ARTICLE V

If in the event my husband, Carl W. Meyers, should predecease me or die under such circumstances as to be deemed to have predeceased me, then I will, devise, and bequeath all the rest, residue and remainder of my property, whether real, personal, or mixed, to my children, Deborah C. Brackeen and Johnny H. Gatlin, in equal shares on the basis of monetary value.

ARTICLE VI

I hereby nominate and appoint my husband, Carl W. Meyers as my Executor of this my Last Will and Testament. If he predeceases me or is unable to serve, then I nominate and appoint Deborah C. Brackeen to serve in his stead. I authorize my Executor or Executrix to to do any and all things which in his or her sole opinion are necessary to complete the administration and settlement of my estate. I expressly give my Executor or Executrix power to convey land and grant title within the terms of this Will. I further direct that my Executor or Executrix serve without bond and I waive inventory and accounting.

IN WITNESS WHEREOF, I have subscribed my name on this the 23 day of February, 2000 at Nashville, Tennessee.

Carolyn B Meyers

Carolyn B. Meyers, Testatrix

The foregoing instrument consisting of two (2) preceding typewritten pages was, at the date thereof, signed, published, and declared by the said **CAROLYN B. MEYERS,** as and for her Last Will and Testament in our presence, and we, the undersigned, at her request, and in her presence, and in the presence of each other, have subscribed our signatures as witnesses, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

Richard E. Jamison Jr
WITNESS

4220 NOLENSVILLE RD, NASHVILLE, TN
ADDRESS

Elaine Driggs
WITNESS

4220 Nolensville Rd, Nashville, TN 37211
ADDRESS

Carolyn B. Meyers
Testatrix

Page three of three pages and last.

meyers-w
verbwill99

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, after first being duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of **CAROLYN B. MEYERS,** dated the 23 day of February, 2000, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind.

Richard E. Jamison
WITNESS

Elaine Drury
WITNESS

Sworn to and subscribed before me,
a Notary Public, on this the 23RD
day of February, 2000.

Notary Public

My Commission Expires: 11-25-2002