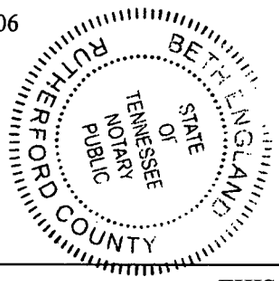
WARRANTY DEED

File #2016030206



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5.8.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettye Jane Richardville	Synovus Mortgage Corp.	97-2-A/65CO
(NAME)	(NAME)	
1402 Riverbrook Drive	2204 Lakeshore Drive. Ste. 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Scott B. Chapuis and Lou Ann Chapuis, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bettye Jane Richardville, an unmarried woman**, 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:

Being Lot No. 65, on the plan of Villages of Riverwood Phase One, Section One, Revision One, as the same appears of record in Plat Book 20080723, Page 0075577, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Scott B. Chapuis and Lou Ann Chapuis, by Warranty Deed from Marie Prichard, a single person, dated 07/20/2015, of record in Instrument No. 20150729-0074538, said Register's Office.

Further being the same property conveyed to Marie Prichard, a single person, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 06/25/2010, of record in Instrument No. 201006300051266, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20080723-0075577, said Register's Office.; Easement for Sanitary Sewers of record in Book 4764, Page 324, said Register's Office.; Easement for First Suburban Water Utility as of record in Book 7621, Page 276, said Register's Office.; Easement for Storm Water Drainage as of record in Instrument No. 20051219-0152202, said Register's Office.; Sanitary Sewer Easement and Pumping Station Easement as of record in Instrument No. 20051219-0152201, said Register's Office.; Conveyance of Open Space of record in Instrument No. 20080630-0067054, said Register's Office.; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, said Register's Office.; Declaration of Easement as of record in Instrument No. 20081209-0118828, said Register's Office.; Grant of Easement as of record in Instrument No. 20090109-0002452, said Register's Office.; Declaration of Covenants as of record in Instrument No. 200804080035557, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1402 Riverbrook Drive, Hermitage,TN,37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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:T20160034634 DEEDWARR
Recvd: 04/27/16 10:39 2 pgs
Fees:13.00 Taxes:682.65
20160427-0040949

Witness our hands this 25th day of April, 2016.

Scott B Chapuis
by Power of Attorney

Lou Ann Chapuis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Lou Ann Chapuis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2016.

Commission expires: 8/18/19

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25th day of April, 2015, before me personally appeared Lou Ann Chapuis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Scott B. Chapuis and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20160427-0040948 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 25th day of April, 2016.

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

My Commission Expires: 8/18/19

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128