BILL GARRETT, Davidson County
Trans:T20160050238 DEEDWARR
Recvd: 06/14/16 10:22 2 pgs
Fees:13.00 Taxes:810.30
20160614-0060060

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Whitney Cheshier 7976 Boone Trace Nashville, TN 37221	new owner	126150a11000co

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles B. Chapman and Margaret E. Chapman, husband and wife (hereinafter referred to as "Grantors"), have bargained and sold and by these presents do hereby sell, bargain, and convey to Whitney Cheshier, a single person (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Lauren

Land in Davidson County, Tennessee, being Lot 129, Section Two, Boone Trace at Biltmore, as shown on plat of record in Plat Book 9700, pages 316 and 317, in the Register's Office, Davidson county, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Charles B. Chapman and Margaret E. Chapman by Warranty Deed from Tracey L. Watson n/k/a Tracey L. Ruff of record in Instrument Number 20080731-0078517, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 7975 Boone Trace, Nashville, Tennessee 37221.

This conveyance is subject to the following: 1. 2016 Taxes for Davidson County, Tennessee, which are not yet due and payable. 2. Subject to all matters contain in Plat Book 9700, page 316 and 317, said Register's Office for Davidson County, Tennessee. 3. Restrictive Covenants of record as shown in Book 7265, page 657, Book 9342, page 312, book 9735, page 931, Book 10332, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, said Register's Office for Davidson County, Tennessee. 4. Easement of record as shown in book 8992, page 62, Register's Office for Davidson County, Tennessee. 5. Charter of Boon Trace HOA of record as shown in Book 9607, page 534. 6. Easements executed by Bone Trace HOA of record as shown in Instrument No. 20021217-0155375, Instrument No. 20040204-0013636, Instrument No. 20071116-0134577, Instrument No. 20071116-0134580, Instrument No. 20071116-0134581 and Instrument No. 20150826-0086305, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $219,000.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 9th day of June, 2016.)
( )
(Notary Public)
(My Commission Expires: 10/18/2016)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto

belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of June, 2016.

Charles B. Chapman

Margaret E. Chapman By Attorney in Fact
By: Charles B. Chapman, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Charles B. Chapman, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 9th day of June June, 2016.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles B. Chapman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Margaret E. Chapman and who acknowledged that he executed the same as the free act and deed of the said Margaret E. Chapman.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 2016.

My Commission Expires:_____ NOTARY PUBLIC

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 9, 2017