THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068234** BILL GARRETT, Davidson County Trans:T20160063867 DEEDWARR Recvd: 07/25/16 14:27 2 pgs Fees:13.00 Taxes:4921.00 20160725-0076429	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,330,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2016. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Kella Stephenson Farris, Trustee c/o FSM, LLC PO Box 121859 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15800004701

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, **Steven B. Chapman, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kella Stephenson Farris, Trustee of the 1809 Otter Creek Road Trust dated June 22nd, 2016,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, now in the City of Forest Hills, being part of Lot No. 3 of the Partition of estate of W. W. Mooney, deceased, as of record in Minute Book 4, Page 191, County Court. being part of a 40 acre tract of land lying South of Lot No. 3 as conveyed to Robert W. McFadden and wife, by Deed from J. E. Travis, Trustee, as of Record in Book 1196, Page 427, Register's office for said County, and described as follows;

Beginning at a point in the Southerly margin of Otter Creek Road, the most Easterly corner of this tract, being corner of the Patterson Lands; thence along Patterson's line as follows: South 65 deg. West 201 feet; South 0 deg. 30' West 304 feet; South 5 deg. 30' West 104 feet; South 54 deg. 30' East 84 feet; South 48 deg. East 100 feet; South 30 deg. 30' East 70 feet; thence South 15 deg. East 87 feet; South 84 deg. East 219 feet to a corner of the lands herein described; a corner of Hudson and Patterson Lands and the Ward-Zeigler property; thence along the West line of the Ward-Zeigler property, South 11 deg. 26' West 625 feet to a point; thence leaving the Ward-Zeigler property and crossing the Hudson Lands, North 78 deg. 30' West 348 feet more or less to a point on the East side of a 50 foot strip reserved for a roadway; thence along the East side of said Road or said Reserved strip, North 3 deg. 35' East 176 feet more or less to a point; thence North 78 deg. 30' West 52 feet, more or less to a point in the line between Hillsboro Park, Inc. and Hudson Lands, in the West line of said 50 foot roadway or reserved strip; thence with the line between this property and Hillsboro Park, Inc., North 3 deg. 35' East 440 feet, more or less to a point; North 2 deg. 45' East 231 feet more or less to a corner between Hillsboro Park, Inc. and Davis Lands; thence along Davis East line, North 3 deg. 12' East 391 feet to a point; thence North 24 deg. 30' West 97 feet to a point in the South margin of Otter Creek Road; thence with the South margin of said Road, South 81 deg. 30' East 73 feet; South 87 deg. East 100 feet; South 87 deg. 15' East 100 feet to the point of beginning.

Being the same property conveyed to Steven B. Chapman, a married man by Warranty Deed from Douglas J. Yates, a married man, recorded on the 16th day

of May, 2013 Instrument No. 20130516-0049559, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7492, Page 660.

Easements as contained in Book 3403, Page 560 and Book 2195, Page 368
Title to that portion of the land lying below the ordinary low water mark of the Otter Creek.

Easement for the flow of the waters of the Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Otter Creek.

This is improved property located at 1809 OTTER CREEK RD Nashville, TN 37215-5721.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of July, 2016.

Steven B. Chapman

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven B. Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2016.

Notary Public

My Commission Expires: 10/25/16

ANNE M. TUOHY
Commission # EE 832552
Expires October 25, 2016
Bonded Thru Troy Fain Insurance 800-385-7019