Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160073633 DEEDWARR
Recvd: 08/23/16 15:51 2 pgs
Fees:13.00 Taxes:451.40
20160823-0088292

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2016.

Notary Public

My commission expires: 8-23-16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allen Lee Chapman	SWBC MORTGAGE CORP.	
3109 Rollingstone Drive	9311 SAN PEDRO	150-06-0-097.00
Antioch, TN 37013-1329	#100 SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT L. MAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN L. CHAPMAN AND VERONICA ROMERO-CHAPMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 134 on the plan of Section 10-A, Cherry Hills, of record in Book 4860, Page 97, Register's Office for said County.

Said Lot No. 134 fronts 78.00 feet on the Southerly margin of Rollingstone Drive and extends back 156.15 feet on the Easterly line and 152.78 feet on the Westerly line to a broken line in the rear, measuring 98.57 feet thereon.

Being the same property conveyed to Debbie Finley Trustee by Quitclaim Deed from Deborah K. May of record in Book 8173, Page 295, Register's Office for Davidson County, Tennessee, dated August 08, 1990 and recorded on August 13, 1990 and within the same deed the said Debbie Finley, Trustee conveyed his interest in the subject property to Robert L. May.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3109 Rollingstone Drive, Antioch, TN 37013-1329.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2016.

Robert L. May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2016.

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires: