RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160075219 DEEDWARR
Recvd: 08/29/16 13:17 2 pgs
Fees:13.00 Taxes:428.83
20160829-0090187

# WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Pam S Harmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF AUGUST, 2016.

E Prophet
Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Brian P. Chapman and Angie B. Chapman | Same as New Owners | 142 06 0B 266.00 |
| (NAME) | (NAME) | |
| 810 Bellevue Road, Apt #266 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Fifteen Thousand Nine Hundred And No/100 Dollars ($115,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Randy L. Harmon, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian P. Chapman and Angie B. Chapman, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 266 of "Peppertree" Creekside Meadows Condominiums, Building No. 47, a Condominium apartment, together with garage space 266G, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4834, Page 257, and as amended in Book 4984, Page 174, and in Book 5045, Page 800, in Book 5086, Page 80, in Book 5259, Page 5, in Book 6535, Page 723, in Book 6874, Page 354 and in Book 7610, Page 973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of "Peppertree" Creekside Meadows Condominiums, as of record in Book 4675, Pages 128, 129 and 130, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Randy L. Harmon, unmarried by Warranty Deed from Joseph Scott Jurgensmeyer and wife, Babette Simmons dated July 12, 2007 and recorded July 23, 2007 as Instrument No. 20070723-0087170, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-164424SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 810 Bellevue Road, Apt #266, Nashville, TN 37221

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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.

Witness my hand this 25th day of August, 2016.

Randy L. Harmon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy L. Harmon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/6/18




File Number: FRN-164424SSO