THIS INSTRUMENT PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of September, 2016.

Notary Public
My Commission Expires:
3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
John McQuiston, Sr., et ux 1233 General George Patton Rd Nashville, TN 37221	Owner	142-09-0E-033.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

THOMAS A. CHAPMAN, Successor Trustee of the Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009
and
THOMAS A. CHAPMAN, Trustee of the Chapman Family Trust created under Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009
and
THOMAS A. CHAPMAN, Successor Trustee of the Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009
and
THOMAS A. CHAPMAN, Trustee of the Chapman Family Trust created under Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

JOHN MCQUISTON, SR., and FAYE MCQUISTON, husband and wife

BILL GARRETT, Davidson County
Trans:T20160082956 DEEDWARR
Recvd: 09/21/16 13:57 4 pgs
Fees:23.00 Taxes:925.00
20160921-0099559

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1233, together with the carport designated No. 1233-C, of River Plantation, Section Seven, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, said Register's Office, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant interest in the general and limited common elements of the Condominium.

Being the same property conveyed to AINSLEE H. CHAPMAN and wife, ORA LEE S. CHAPMAN by Warranty Deed from JENNIFER ELLEN CANTRELL, married, dated August 31, 2006, of record in Instrument No. 20060901-0108709, Register's Office for Davidson County, Tennessee. Then being further conveyed by AINSLEE H. CHAPMAN and wife, ORA LEE S. CHAPMAN by Quitclaim Deed, dated July 16, 2009, to (i) AINSLEE H. CHAPMAN, TRUSTEE, and any successor trustees thereto, of the Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009, its successors and assigns, an undivided one-half (1/2) interest as tenants in common with no right of survivorship; and (ii) ORA LEE S. CHAPMAN, TRUSTEE, and any successor trustees thereto, of the Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009, its successors and assigns, an undivided one-half (1/2) interest as tenants in common with no right of survivorship, of record in Instrument No. 20090722-0068870, said Register's Office. Ainslee H. Chapman died on or about September 1, 2013 and Ora Lee S. Chapman died on or about July 20, 2016.

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2016 (prorated and assumed by Grantees) and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5200, pages 705 and 706, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.

3. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation,

Section Seven, Condominium Apartments, contained in Master Deed recorded in Book 6226, page 9 and amended and restated By-Laws in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1233 General George Patton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and/or assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 forth. GRANTORS do further covenant and bind themselves, their successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 16TH day of September, 2016.

THOMAS A. CHAPMAN, Successor Trustee of the Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009

THOMAS A. CHAPMAN, Trustee of the Chapman Family Trust created under Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009

THOMAS A. CHAPMAN, Successor Trustee of the Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009

THOMAS A. CHAPMAN, Trustee of the Chapman Family Trust created under Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thomas A. Chapman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be (i) the Successor Trustee of the Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009, (ii) the Trustee of the Chapman Family Trust created under Ainslee H. Chapman 2009 Declaration of Trust dated June 10, 2009, (iii) the Successor Trustee of the Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009, and (iv) the Trustee of the Chapman Family Trust created under Ora Lee S. Chapman 2009 Declaration of Trust dated June 10, 2009, and that he executed the within instrument, in the capacities named above, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of September, 2016.

D A Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019