BILL GARRETT, Davidson County
Trans:T20160097311 DEEDWARR
Recvd: 11/03/16 09:50 2 pgs
Fees:13.00 Taxes:675.25
20161103-0116328

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,500.00.

Emily Walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of October, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wylie F. Chapman and Colleen Chapman	SAME AS NEW OWNER	063160B134.00CO
(NAME)	(NAME)	
4011 Lenox Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer Michelle Otto, Executor of the Estate of Janice M. Otto,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Wylie F. Chapman and Colleen Chapman, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 216 , as shown on the map entitled Hampton Park, (formerly Chitwood Downs) a Planned Unit Development, of record in Plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445 and amended in Book 8181, page 112 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JANICE M. OTTO, by deed from MICKEY C. ACKER AND WIFE, NOWETA RICHELLE ACKER, of record in Instrument No. 20101220-0100919 , dated December 16, 2010 , said Register's Office. The said Janice M. Otto having since died testate on or about June 3, 2016. Per Order Admitting Will to Probate, Docket No. 2016PR231, in the Probate Court for Wilson County, Tennessee, at Lebanon, Jennifer Michelle Otto is appointed as Executor of the Estate of Janice Marie Otto.

This property is __unimproved _X_improved property known as: 1465 Aaronwood Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of October, 2016.

Estate of Janice Marie Otto

BY: _____ Executor
Jennifer Michelle Otto, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Michelle Otto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executor of the Estate of Janice Marie Otto, and in his capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 28th day of October, 2016.

_____
Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122