BILL GARRETT, Davidson County
Trans:T20160103105 DEEDWARR
Recvd: 11/22/16 09:01 2 pgs
Fees:13.00 Taxes:2090.50

20161122-0123016

WARRANTY DEED

28272

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Harold W. Chapman and Sandra K. Chapman	~~New Owner~~ NASB, F.S.B	Map/Parcel
709 Summerwind Circle	903 E 104th St. Ste 400	131 06 0B 068.00
Nashville, TN 37215	Kansas City, MO 64131	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOROTHY G. MOGAN, TRUSTEE OF THE DOROTHY G. MOGAN REVOCABLE TRUST DATED APRIL 25, 2013, AND TRUSTEE OF THE DOROTHY G. MOGAN RESTATED REVOCABLE TRUST DATED SEPTEMBER 26, 2016, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto HAROLD W. CHAPMAN AND SANDRA K. CHAPMAN, HUSBAND AND WIFE, hereinafter called the GRANTEES, their heirs and assigns, that 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. 64, on the Plan of Burton Hills, Village of Summerwind, Tract 12, of record in Book 6250, page 811, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy Mogan, unmarried by Warranty Deed from Jerome C. Roof and wife, Jeanne S. Roof, dated September 7, 2012, of record in Instrument No. 20120911-0082119, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Dorothy G. Mogan, Trustee of the Dorothy G. Mogan Revocable Trust dated April 25, 2013, by Quitclaim Deed from Dorothy G. Mogan, dated May 8, 2013, of record in Instrument No. 20130510-0047600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2016 have been prorated between the parties and paid. Map/Parcel 131 06 0B 068.00.
2. All matters appearing on the Plan of Burton Hills, Village of Summerwind, of record in Book 6250, page 811, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522 and Book 6778, page 510, as amended in Book 6917, page 736, Register's Office for Davidson County, Tennessee.
4. Charter of Burton Hills, Village of Summerwind Association, Inc. of record in Book 6778, page 505, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 709 Summerwind Circle, Nashville, Tennessee 37215

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 16th day of November, 2016: To be effective as of November 14th, 2016

Dorothy G. Mogan, Trustee

Dorothy G. Mogan, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dorothy G. Mogan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Dorothy G. Mogan Revocable Trust dated April 25, 2013 and the Dorothy G. Mogan Restated Revocable Trust Agreement dated September 26, 2016, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the Dorothy G. Mogan Revocable Trust dated April 25, 2013 and the Dorothy G. Mogan Restated Revocable Trust dated September 26, 2016.

Witness my hand, at office, this 16th day of November, 2016:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017