WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160105184 DEEDWARR
Recvd: 11/30/16 09:34 2 pgs
Fees: 13.00 Taxes: 936.10
20161130-0125480

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY N. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-19

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Chapman	Wells Fargo Bank, N.A.	098-10-0-A-037.00 CO
(NAME)	(NAME)	
6080 Hagars Grove Pass	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James B. Storie and wife, Jane T. Storie,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James B. Chapman and Katrina L. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 20, on the Plan of Phase Two, Hagars Grove, of record in Instrument No. 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Storie and wife, Jane T. Storie, by Warranty Deed from Frank Batson Homes, Inc., dated December 21, 2006, of record in Instrument No. 20061227-0159146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20050708-0079562; restrictions and bylaws of record in Instrument No. 20040603-0065607; Articles of Incorporation/ Charter of record in Instrument No. 20040618-0072535; Conveyance to Homeowners Association for open space of record in Instrument No. 20081230-0123440; Stormwater Detention Agreement of record in Instrument No. 20030603-0075394; Agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Instrument No. 20030827-0124254; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6080 Hagars Grove Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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 our hands this 18th day of November, 2016.

James B. Storie

Jane T. Storie

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James B. Storie and Jane T. Storie, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of November, 2016.

Notary Public
My Commission Expires: _____

File No.: 24151

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019