Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33359-11-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me this 14th day of December, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Wade and Braeden Wade, Trustees of The Wade Family Trust U/D/T dated February 2, 2004 849 Forest Acres Drive Nashville, TN 37220	Wells Fargo Bank 101 North Phillips Avenue Sioux Falls, SD 57104	Map and Parcel No.: 146 14 0 026 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Lynne Chapman and Nathan Paul Chapman, Trustees of The Stephanie Lynne Chapman Living Trust, established by the Revocable Trust Agreement of Stephanie Lynne Chapman, dated January 5, 2011** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Wade and Braeden Wade, Trustees of The Wade Family Trust U/D/T dated February 2, 2004** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 849 Forest Acres Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever

defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of December, 2016.

, trustee

Stephanie Lynne Chapman, Trustee of
The Stephanie Lynne Chapman Living Trust established by the Revocable Trust Agreement of Stephanie Lynne Chapman dated January 5, 2011

, Trustee

Nathan Paul Chapman, Trustee of
The Stephanie Lynne Chapman Living Trust established by the Revocable Trust Agreement of Stephanie Lynne Chapman dated January 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Lynne Chapman and Nathan Paul Chapman, Trustees of The Stephanie Lynne Chapman Living Trust, established by the Revocable Trust Agreement of Stephanie Lynne Chapman, dated January 5, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2016.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Forest Acres Subdivision Section Three, as of record in Plat Book 1424, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathan Paul Chapman and wife Stephanie L. Chapman, by deed dated July 31, 2009 from Morgan Cryar and wife, Melanie Cryar, of record in Instrument No. 20090806-0073679, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 5, 2011 of record in Instrument No. 20110119-0005290, Register's Office for Davidson County, Tennessee, Nathan Paul Chapman conveyed his interest in said property to Stephanie Lynne Chapman. Stephanie Lynne Chapman subsequently conveyed said property to Stephanie Lynne Chapman and Nathan Paul Chapman, Trustees of The Stephanie Lynne Chapman Living Trust, established by the Revocable Trust Agreement of Stephanie Lynn Chapman, dated January 5, 2011 by Quitclaim Deed dated January 5, 2011 of record in Instrument No. 20110131-0008598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 146 14 0 026 00.

2. All matters appearing on the Plan of record as Plat Book 1424, page 56, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

