WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170029446 DEEDWARR
Recvd: 04/07/17 10:15 2 pgs
Fees: 13.00 Taxes: 610.50
20170407-0034158

R-VRES-17-4652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2017.

Notary Public

M. COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth D. Chessman and Charlotte Chessman	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	**149-09-0-062.00**
4652 Dowdy Drive	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAPIA MERA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH D. CHESSMAN AND CHARLOTTE CHESSMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 55 on the Plan of Section Ten, Hazelwood of record in Plat Book 3842, Page 232, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kapia Mera Holdings, LLC, a Tennessee limited liability company by Warranty deed from Scott Southall, AKA Thomas Scott Southall, unmarried of record in Instrument No. 20161227-0135428 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 27, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and therafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 3842, Page 232, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4652 Dowdy Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF APRIL, 2017.

Kapia Mera Holdings, LLC, a Tennessee limited liability company

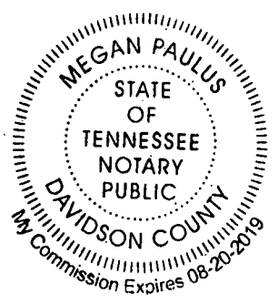
BY: _____
Ryan Stahr
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RYAN STAHR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of KAPIA MERA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 3rd of April, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212