THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $281,100.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2017. Notary Public My Commission Expires: 5/8/18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: James Stepp and Wyman Stepp 7953 Boone Trace Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Fairway Mtg P.O. Box 117298 Carrollton, TX 75011	Tax Information: Tax Parcel ID No. 126-15-0A-123.00 CO

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, **John P. Chaffin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Stepp, a single man and Wyman Stepp, a married man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 262, as shown on the map entitled Section Two Boone Trace, of record in Plat Book 3700, pages 316 and 317, corrected in Book 10995, page 618, 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 JOHN P. CHAFFIN, by deed from MOLLY WAGENBLAST SANTIAGO and husband, JOSH SANTIAGO, of record in Instrument No. 20140806-0070879, dated July 30, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 126-15-0A-123.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Boundary Plat of record in Plat Book 6900, page 470, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, pages 316 and 317, as corrected by Surveyor's Certificate of Correction of record in Book 10995, page 538, said Register's Office.

Easement granted unto the Tennessee Electric Power Company of record in Book 751, page 396, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170070737 DEEDWARR
Recvd: 08/15/17 14:22 2 pgs
Fees:13.00 Taxes:1040.07
20170815-0083696

Easement granted unto the Southern Bell Telephone and Telegraph Company of record in Book 756, page 142, said Register's Office.
Drainage Easement as set out in the Warranty Deed of record in Book 3027, page 260, said Register's Office.

Easement of record in Book 3462, page 445, said Register's Office.

Transmission Line Easement(s) of record in Book 4181, page 383, Book 4207, page 514, Book 4207, page 555, and Book 4225, page 587, said Register's Office.
Right of Way Easement as set out in the Warranty Deed of record in Book 5446, page 47, said Register's Office.

Overhead Line Easement of record in Book 8992, page 62, said Register's Office.

Easement and Right of Entry Agreement Underground of record in Book 9665, page 420, said Register's Office.

Agreement for Dedication of Public Utiltities Easement of record as Instrument Nos. 20071116-0134580 and 20071116-0134577, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7265, page 657, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, page 312, as re-recorded in Book 9735, page 931, as amended in Book 10032, page 813, as supplemented in Book 10306, page 817, and as reinstated of record as Instrument No. 20010717-0075902, said Register's Office.

Easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, page 312, as re-recorded in Book 9735, page 931 , said Register's Office.

This is improved property located at 7953 Boone Trace Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of August, 2017.

John P. Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Chaffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2017.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018