30118-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6936 DEEDWARR
10/03/2017 09:17:01 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20171003-0101004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00

Kathy Goodson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2017.

Anna Agee
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9238 VIDIC JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark A. Vidic and Nancy J. Vidic	New Owners	131060B06800CO
709 SUMMERWIND CIRCLE		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

HAROLD W. CHAPMAN, AND WIFE, SANDRA K. CHAPMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK A. VIDIC, AND NANCY J. VIDIC, 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:

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 Harold W. Chapman and Sandra K. Chapman, husband and wife, by Warranty Deed from 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, recorded on the 22nd day of November, 2016 in Instrument No. 20161122-0123016, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BURTON HILLS, VILLAGE OF SUMMERWIND, TRACT 12, as recorded in Plat Book 6250, Page(s) 811, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 and Book 6778, Page 510, amended in Book 6917, Page 736 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Burton Hills Village of Summerwind Association, Inc. recorded in Book 6778, Page 505.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

This is improved property known as 709 SUMMERWIND CIRCLE, Nashville, TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 29th day of September, 2017.

Harold W. Chapman

Sandra K. Chapman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HAROLD W. CHAPMAN AND SANDRA K. CHAPMAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2017.

Notary Public

My Commission Expires: 3/15/2020

File #: 17-9238 VIDIC JV LG

RECORD & RETURN TO:

JIM R. VANDERPOOL, PC

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067