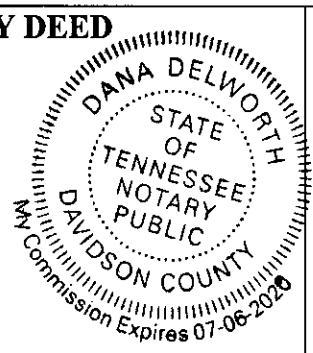
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$878,135.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2018.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 83744 DEEDWARR
04/23/2018 01:53:29 PM 2 pgs
Fees: $13.00 Taxes: $3,249.10

20180423-0038054

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas M. Brunner **Ann T. Brunner**	**SunTrust Mortgage, Inc.**	**Map 104-05-0 Parcel 161.00**
3717 Princeton Avenue	**901 Semmes Avenue**	
Nashville, Tennessee 37205	**Richmond, VA 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marshall Chapman, unmarried

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

Douglas M. Brunner and Ann T. Brunner, 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. 403 on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher W. Fletcher, a single person and Marshall Chapman, a single person, by Deed dated July 9, 1997 from Douglass C. Jeffords and wife, Jane F. Jeffords, of record in Book 10526, Page 430, Register's Office for Davidson County, Tennessee. The said Christopher W. Fletcher and Marshall Chapman having quitclaimed to Christopher W. Fletcher and wife, Marshall Chapman, as tenants by the entireties, by Quitclaim Deed dated August 11, 2008, of record in Instrument No. 20080826-0087433, said Register's Office. The said Christopher W. Fletcher having quitclaimed to Marshall Chapman, by Quitclaim Deed dated February 9, 2015, of record in Instrument No. 20150211-0012742, said Register's Office, pursuant to Final Decree of Divorce dated November 5, 2014, in Docket No. 14D-862.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The mortgage loan inspection of the subject premises made by John Kohl and Company, P.C., dated July 7, 1997, discloses the fence encroaches the adjoining Lot No. 404, one foot, more or less. The Company assumes no liability to the insured owner for matters arising from said encroachment. The matter(s) herein recited are disclosed for informational purposes only. Nothing herein is intended to guarantee nor insure the accuracy of said matter(s). The said disclosure is not intended to eliminate nor/or modify the general survey exception herein contained. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as 3717 Princeton Avenue, Nashville, Tennessee 37205

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 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 my/our hand(s) this 19 day of **April, 2018.**

Marshall Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marshall Chapman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of **April, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RES-18-3117