Name and Address of New Owner:
Elisabeth Marie Lopes
246 Lake Chateau Drive
Hermitage, TN 37076

Send Tax Bills To:
~~New Owner~~ USAA
10750 McDermott Fwy
San Antonio TX 78288
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 162251 DEEDWARR
11/19/2018 11:17:21 AM 2 pgs
Fees: $13.00 Taxes: $617.90
20181119-0113613

Map & Parcel No: 097080A09500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benita L. Chapman, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elisabete Lopes, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 5, Building R, on the Plan of Lake Chateau, a horizontal property regime, of record in Plat Book 4675, Pages 41, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benita L. Chapman by Quitclaim Deed from Jeffrey S. Chapman dated April 10th 2018 and recorded June 8th 2018 in Instrument No. 20180608-0055391 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Benita L. Chapman as tenants by entireties by Quitclaim Deed dated February 19th 2016 and recorded February 26th 2016 in Instrument No. 20160226-0018327, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Benita L. Williams, unmarried, by Warranty Deed from Jennifer Ennis, unmarried, dated October 11th 2005 and recorded October 19th 2005 in Instrument No. 20051019-0126061, and as corrected on January 5th 2010 and recorded January 21st 2010 in Instrument No. 20100121-0005196, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 4675, Page 41, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2018.

Benita L. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2018, before me personally appeared Benita L. Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of November, 2018.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth C McDaniel
(Affiant)

Sworn to and subscribed before me this
15th day of November, 2018.

Notary Public
My commission expires: 1-24-22
File No. 18-640

TAMMY HICKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY