Karen Y Johnson Davidson County
Batch# 172515 DEEDWARR
12/11/2018 09:21:30 AM 5 pgs
Fees: $28.00 Taxes: $0.18
20181211-0120355

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Fidelity National Title Co.-San Jose, 675 North 1st Street, Suite 900, San Jose, CA 95112
File No. FCPF-7001801505

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
John Gilman Chapman, Sr. and Patricia Chapman	John Gilman Chapman, Sr. and Patricia Chapman	092-09-0-435.00
409 33rd Avenue North	409 33rd Avenue North	
Nashville, TN 37209	Nashville, TN 37209	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ~~Ten~~ FIFTY and 00/100 Dollars ($~~10.00~~ 50.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, JOHN GILMAN CHAPMAN, SR. who acquired title as JOHN CHAPMAN, and wife, PATRICIA CHAPMAN, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto JOHN GILMAN CHAPMAN, SR. and wife, PATRICIA CHAPMAN, hereinafter referred to as "Grantee", whose mailing address is 409 33rd Avenue North, Nashville, TN 37209, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Lots 41 & 42, Wilcox Property of record in Plat at Instrument No. 20141216-0115020, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

TAX ID NO.: 092-09-0-435.00

BEING the same property conveyed to John Chapman and wife, Patricia Chapman, by Warranty Deed recorded in Instrument No. 20171018-0106595 in the Register's Office of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 409 33rd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of December, 2018.

JOHN GILMAN CHAPMAN, SR. who acquired title as JOHN CHAPMAN

PATRICIA CHAPMAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN GILMAN CHAPMAN, SR. who acquired title as JOHN CHAPMAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 5th day of December, 2018.

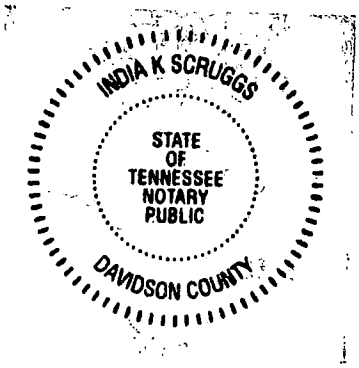
Notary Public
My Commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRICIA CHAPMAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 5th day of December, 20 16.

India K Scruggs
Notary Public
My Commission expires: 11/03/2020



VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$ 730,000.00~~ $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of December, 2018

Notary Public
My Commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I,_____Araceli Gallardo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Araceli Gallardo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public – California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)