THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219271

Karen Johnson Davidson County
Batch# 212934 **DEEDWARR**
04/02/2019 11:18:57 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20190402-0029730

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $690,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian D. Waller 1931 Otter Creek Road Nashville TN 37215	New Owner	Tax Parcel ID No. 144-16-002.00

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, **William T. Chapman, III., and Patricia M. Chapman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Waller, a married man** ("Grantees"), its 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 No. 406 of the Hillsboro Park Subdivision, Section V, of record in Book 2663, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William T. Chapman, III and wife, Patricia M. Chapman by Warranty Deed from Kevin C. Karrels, unmarried, recorded on the 3rd day of July, 1997 in Deed Book 10518, Page 498, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK SUBDIVISION, SECTION V, as recorded in Plat Book 2663, Page(s) 45.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237, Amended in Book 2603, Page 440, Book 2742, Page 393, Book 3836, Page 620, Book 4169, Page 719, Book 4207, Page 397 and Book 10357, Page 940.

Easement for Sewer/Storm Drainage, recorded in Book 7853, Page 79.

This is improved property located at 1931 Otter Creek Road Nashville TN 37215

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 1st day of March, 2019.

William T. Chapman, III
by _____, Attorney in Fact
William T. Chapman, III.
By: William T. Chapman, IV.
Attorney in Fact

Patricia M. Chapman
by _____, Attorney in Fact
Patricia M. Chapman
By: William T. Chapman, IV.
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William T. Chapman, III., and Patricia M. Chapman and that he is authorized by William T. Chapman, III., and Patricia M. Chapman to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of March, 2019.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021