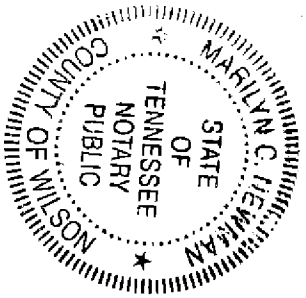
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Robinette	SWBC Mortgage	063160B13400CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 252383 DEEDWARR 07/03/2019 01:52:30 PM 3 pgs Fees: $18.00 Taxes: $932.77 20190703-0065288
1465 Aaronwood Court	9311 San Pedro Ave, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Wylie F. Chapman and Colleen Chapman, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James B. Robinette, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 216, as shown on the map entitled Hampton Park, (formerly Chitwood Downs) a Planned Unit Development, of record in Plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wylie F. Chapman and Colleen Chapman, husband and wife, by Warranty Deed filed for record on November 3, 2016 at Instrument Number 20161103-0116328, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 552 Certificate of Correction record in Plat Book 7462, Page 445 in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, Amendment recorded in Book 7451, Page 739 and Book 8336, Page 393 in the Register's Office for Davidson County, Tennessee; Easement recorded in Book 7460, Page 930, Register's Office for Davidson County, Tennessee; Easement recorded in Book 7489, Page 515, Register's Office for Davidson County, Tennessee; Easement recorded in Book 8007, Page 235, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Public Utilities Easement recorded in Book 8657, Page 179, Register's Office for Davidson County, Tennessee; Easement recorded in Book 11030, Page 740, Register's Office for Davidson County, Tennessee; Boundary Plat record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee; Charter of record in Book 7431, Page 204, Register's Office for Davidson County, Tennessee; Quitclaim Deed Conveys to Hampton Park Homeowners Association (formerly Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, Register's Office for Davidson County, Tennessee; Charter of record in Book 8517, Page 762, Register's Office for Davidson County, Tennessee; Charter of record in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1465 Aaronwood Court, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of July, 2019.

Wylie F. Chapman

Colleen Chapman

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wylie F. Chapman and Colleen Chapman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY