This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6367 PAGE 527

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
150-7-150	Mr/Mrs Thomas Nichting	Engel Mortgage Company, Inc. P. O. Box 847 Birmingham, Alabama 35201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 401486
2D-70313	3257 New Towne Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note dated November 5, 1980, in the original principal sum of $43,350.00, payable to Tennessee Housing Development Agency c/o Engel Mortgage Company in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Ronald K. Allen and wife, Rebecca J. Allen to Michael L. Padalino, Trustee, as of record in Book 5675, page 448,

JEFFREY C. CHAMBERS and wife, STEPHANIE CHAMBERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS NICHTING AND WIFE, CYNTHIA NICHTING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 162 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, pages 176 and 177, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeffrey C. Chambers and wife, Stephanie Chambers, by deed from Ronald K. Allen and wife, Rebecca J. Allen, as of record in Book 5879, page 396.

This conveyance is made subject to restrictions of record in Book 5456, page 511.

I 4 5 4 7 0

IDENTIF. REFERENCE

AUG 27 10 17 AM '84

DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1984 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of August, 1984.

Jeffrey C. Chambers
Jeffrey C. Chambers

Stephanie Chambers
Stephanie Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jeffrey C. Chambers and wife, Stephanie Chambers

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of August, 1984.

My commission expires: 7/21/85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,612.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1984

MY COMMISSION EXPIRES 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JEFFREY C. CHAMBERS AND WIFE

TO

THOMAS NICHTING AND WIFE

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6367 PAGE 529

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49612.48- CAPT.	
			126.96 CSTAX	
			.50 PRFEE	
			6.00 MTGTD	
			CHECK	135.46-
5166A08/27/84			REC	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 27 10 17 AM '84

DAVIDSON COUNTY, TN

No. 0063855