BOOK 10984 PG 649

WARRANTY DEED

STC-98-1392

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Charles Dean Chamberlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF June 19 98

NOTARY PUBLIC AT LARGE

Veronica E. Vicky
Notary Public

MY COMMISSION EXPIRES: 10-21-2000
(AFFIX SEAL)

VERONICA E. VICKY NOTARY PUBLIC RUTHERFORD CO. TN

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dean Chamberlin (NAME)	Title Connection (NAME)	MAP 34-07
325 Shepherd Hills Drive (ADDRESS)	155 N. Lake Ave, P. O. box 7137 (ADDRESS)	PARCEL 20
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles David Chamberlin Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Dean Chamberlin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey dated June 23, 1958 by Cantrell, Connell & Morrison, Engineers, as follows:

Begining at a point in the Northeasterly margin of Shepherd Hills Drive; said point being 133.3 feet Southeasterly from the Southwesterly corner of lot No. 55 on the unrecorded map of Shepherd Hills, Section No. 2; and being the Southwesterly corner of this lot and the Southeasterly corner of the lot being simultaneously conveyed to Parker; thence along what will be Parker's Southerly line. Northeasterly 260 feet more or less to a point, thence South 43 degrees 02 minutes East 165 feet to a iorn pin; thence South 47 degrees West 225 feet to iorn pin in the Northeasterly margin of Shepherd Hills Drive; thence with the margin of the same. North 56 degrees 05 minutes West 165 feet to the point of begining.

Being the same property conveyed to Charles David Chamberlin Sr. and wife Frances Batts Chamberlin individually and Charles David Chamberlin Jr. Individually by Quitclaim deed from Charles David Chamberlin and wife Frances Batts Chamberlin Trustees of record in Deed Book 9651, page 34, Register's Office for said County.
The said Charles David Chamberlin Sr. and wife Frances Batts Chamberlin now being deceased.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Sanitary sewer and storm drain easement of record in Deed Book 5561, Page 110, Register's Office for said County

unimproved ( )
This is improved (X) property, known as 325 Shepherd Hills Drive, Madison, Tennessee 37115
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 4th day of June, 19 98

Charles David Chamberlin Jr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

BOOK 10984 PG 650

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles David Chamberlin Jr., married

the bargainor _____, 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. Witness my hand and official seal at Smyrna, Tennessee, this 4th day of June, 19 98.

Commission expires 10-21-2000

Veronica E. Dicky
Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD CTY. TN

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

04528844
RECEIVED & RECORDED
98 JUN 19 PM 2:30
REGISTER
RUTHERFORD COUNTY, TN.

3298 06/19 0101 03CHECK 534.40

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☒ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 651

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

CAMT 142000.00
CON TX 525.40
PRFEE 1.00
WFEE 8.00
TOTAL 534.40
CHECK 534.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 14:30 0001 3298

0452884
IDENTIF. # REFERENCE

98 JUN 19 PM 2:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309132