WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/02 11:45 2pgs
Fees:13.00 Taxes:890.96

20020313-0031660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20

(AFFIX SEAL)

NOTARY PUBLIC OF NEW JERSEY AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Richie	ABN AMRO Mortgage Group, Inc	172-05-0-B-54
(NAME)	(NAME)	
145 Sterling Oaks Court	P.O.Box 57068	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(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, **Suzanne M. Chambers, a single person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Guy Richie and wife, Susan Richie**, 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 Davidson County, Tennessee, being Lot No. 54 of Sterling Oaks, Phase I, as shown on plan of record in Plat book 8250, page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suzanne M. Chambers by Warranty Deed appearing of record Book 11764, page 731, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 145 Sterling Oaks Court, Brentwood, TN 37027

(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/our hand(s) this 1st day of March, 2002.

Suzanne M. Chambers

Suzanne M. Chambers
by Michelle Butler
Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Suzanne M. Chambers with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 1st day of March, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

File Number: 12202105

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Butler, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Suzanne M. Chambers and that she is authorized by Suzanne M. Chanbers to execute this instrument on her behalf.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE 1st day of March, 2002.

NOTARY PUBLIC

My Comm. Expires: 7/20/03

NOTARY PUBLIC AT LARGE