WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Chandler	Countrywide Home Loans	135-16A-103
(NAME)	(NAME)	
2512 Somerset Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN37204	
(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, Alexander A. Warren and wife, Marilee D. Warren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Chandler and wife, Lacy Chandler, 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 all of Lot No. 68, TRACTS 8, 9, & 10 of Nashboro Village, according to plat and survey of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alexander A. Warren and wife, Marilee D. Warren, by Warranty Deed dated April 28, 1999, from Linda Kay Smallwood, of record in Book 11454, Page 819, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2512 Somerset Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 05/09/05 10:53 2 pgs
Fees:13.00 Taxes:658.23
20050609-0065941

Witness our hands this 6th day of June, 2005.

Alexander A. Warren

Marilee D. Warren

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 Alexander A. Warren and Marilee D. Warren, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN03453