# WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/16/05 13:42 2 pgs
Fees:13.00 Taxes:1446.33

20050916-0111714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 03-22-2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer C. Peters | SAME | Map 117-02 |
| (NAME) | (NAME) | |
| 2210 Sharondale Drive | | Parcel 33 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **FRANCES CHAMBLISS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER C. PETERS, 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Sharondale Subdivision of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the northeasterly side of Sharondale Drive, or Road, and runs back between parallel lines, along the northwesterly margin of a 50-foot private drive shown on said plan, which was conveyed to W. E. Whitmore, Jr., by deed from Bransford Realty Company, of record in Book 694, page 157, 380 feet to the margin of the Tennessee Central Railroad.

Being the same property conveyed to Raymond Chambliss and wife, Frances Chambliss, by deed from J. B. Alexander of record in Book 4332, page 936, said Register's Office. Raymond Chambliss conveyed his interest in said property to Frances Chambliss by Quitclaim Deed of record in Book 7145, page 260, said Register's Office.

INCLUDED in the above described property, but specifically EXCLUDED herefrom is the property conveyed to Mark Warner by Quitclaim Deed from Frances Chambliss of record in Book 9797, page 366, said Register's Office, being more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Sharondale Subdivision of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the southerly right of way of I-440 at the original line between Lots 11 and 12 on said Plan; thence along said right of way south 49 deg. 40' 46" east, 26.66 feet; thence leaving said right of way and along a new line south 63 deg. 00' 00" west, 89.87 feet to the original line between said Lots No. 11 and 12; thence along said line, north 45 deg. 49' 35" east, 83.30 feet to the point of beginning, containing 1105 square feet, more or less.

TRACT 2:

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Sharondale Subdivision of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the north right of way of Sharondale Drive at the corner of Lots No. 11 and 12 shown on said Plan; thence leaving said right of way and along a new line north 41 deg. 17' 42" east, 55.14 feet; thence north 38 deg. 06' 43" east, 107.76 feet; thence north 63 deg. 00'00" east, 63.74 feet to the original line of said Lots No. 11 and 12; thence along said line, south 45 deg. 49' 35" west 222.65 feet to the point of beginning and containing 1930 square feet, more or less.

Being the same property conveyed to Frances Chambliss by Quitclaim Deed from Mark Warner of record in Book 9797, page 688, said Register's Office.

TRACT 3:

Land in Davidson County, Tennessee, being a triangle shaped piece of land and being part of Lots No. 11 and 12 on the Plan of Sharondale Subdivision of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, and being further identified as follows:

Beginning in the southerly right-of-way of I-440 at a point in the northwest corner of the Frances Chambliss property as created by the Quitclaim Deed of record in Book 9797, page 366, said Register's Office; thence with said right-of-way, north 49 deg. 37' 48" west, 31.4 feet (passing the original lot line at 26.66 feet) to a point; thence south 51 deg. 25' 38" west, 144.5 feet to a point; thence north 63 deg. 00' 19" east, 153.7 feet to the point of beginning.

Being the same property conveyed to Frances Chambliss by Quitclaim Deed from Mindy W. White of record in Book 10690, page 816, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 119, said Register's Office; (c) restrictive covenants of record in Book 9797, page 336, said Register's Office; and (d) easements of record in Book 2096, page 106, Book 5711, page 520 and Book 4741, page 435, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2210 Sharondale Drive, Nashville, TN 37215

(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 14th day of September, 2005.

Frances Chambliss

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 Frances Chambliss, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2005.

Commission expires:

Notary Public