RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Chipman and Dawn R. Pellerin	American Home Mortgage	
(NAME)	(NAME)	
	111 Pacifica, Suite 305	Map 142-15-C
(ADDRESS)	(ADDRESS)	
	Irvine, CA 92618	Parcel 7.00 CO
(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, **J. RICHARD CHAMBERS AND NANCY CHAMBERS, TRUSTEES OF THE CHAMBERS FAMILY TRUST UNDER AGREEMENT DATED APRIL 21, 2005**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE CHIPMAN AND DAWN R. PELLERIN, TENANTS IN COMMON**, 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 UNIT No. 157, on the plan of Breckenridge Condominiums, according to the Master Deed of record in Book 6808, page 45 and amended in Book 7020, Page 848, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6808 page 73, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Richard Chambers in Instrument 20030520-0068635 recorded 05/20/2003, Register's Office for Davidson County, Tennessee. Being the same property conveyed to J. Richard Chambers and Nancy Chambers, Trustee of The Chambers Family Trust Under Agreement Dated April 21, 2005 in Instrument 20050512-0053938 recorded 05/12/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 157 Hicks Road, Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 10/19/05 10:48 2 pgs
Fees:13.00 Taxes:444.00

20051019-0125955

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 our hands this 14th day of October, 2005.

J. Richard Chambers, Trustee

Nancy Chambers, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, J. Richard Chambers and Nancy Chambers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Chambers Family Trust Under Agreement Dated April 21, 2005, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument, as Trustees of said trust.

Witness my hand and official seal on this 9th day of October, 2005.

Commission expires:

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY, TENN.