318
6SRM

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 12/05/05 14:19 2 pgs
Fees:13.00 Taxes:2090.50

20051205-0146020

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
James D. Chamblin II	SAME	Map 131-02
(NAME)	(NAME)	
4212 Kirtland Road		Parcel 151
(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, **WILLIAM J. NUTTER AND WIFE, REGINA G. NUTTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. CHAMBLIN II AND WIFE, RACHEL V. CHAMBLIN,** 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. 91 and the southerly one-half of Lot 77-B on the Plan of Overton Hills Subdivision, a re-subdivision of Hollywood Place on Hillsboro Road of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and the southerly one-half of Lot No. 77-B front 150 feet on the easterly side of Kirtland Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William J. Nutter and wife, Regina G. Nutter, by deed from R. Allen Decuyper and Gerald H. Langley, both unmarried, of record in Book 10396, page 656, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s) and (b) all matters appearing on the plan of record in Book 843, page 66, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4212 Kirtland Road, 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 our hands this 21st day of November, 2005.

William J. Nutter

Regina G. Nutter

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 William J. Nutter and Regina G. Nutter, the bargainor, 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 21st day of November, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY EXP. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public