WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Karen Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Lisa Duff
Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/07 11:28 2 pgs
Fees:13.00 Taxes:962.00

20070731-0090734

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-5431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic J. Schrenger	Frederic J. Schrenger	156-01-O-A-010.00 CO
(NAME) 7924 Amber Hills Lane	(NAME) 7924 Amber Hills Lane	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, Bruce R. Chancellor and wife, Debra S. Chancellor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederic J. Schrenger, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Plan of Revised, Amber Hills Subdivision of record in Book 7900, page 347, as revised in Book 7900, page 377, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bruce R. Chancellor and wife, Debra S. Chancellor by deed from John Von Arb and wife, Kathleen E. Von Arb dated February 25, 2000 of record in Instrument No. 20000229-0019575, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2007 Taxes and subsequent years, a lien not yet due and payable.

Subject to all matters appearing on the Plan of record in Book 7900, Page 377, said Register's Office.

Charter of Amber Hills Homeowners Association of record in Book 8465, Page 878, said Register's Office.

Conveyance of Common Area of record in Book 8563, page 563, said Register's Office.

Easement to Harpeth Valley Utilities of record in Book 4816, Page 971, said Register's Office.

Restrictions contained in an instrument of record in Book 5351, Page 310, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8535, Page 775, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7924 Amber Hills Lane, Nashville, TN 37221
(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 27th day of July, 2007.

Bruce R. Chancellor

Debra S. Chancellor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce R. Chancellor and wife, Debra S. Chancellor the bargainor (s), 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 Brentwood, Tennessee this 27th day of July, 2007.

Commission expires: 1-16-08

Notary Public

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027