File No. 270800926

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/07 10:06 2 pgs
Fees:13.00 Taxes:677.10
20070917-0110824

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

David Chamberlain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2008~~ 9.22.07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Chamberlain	David Chamberlain	Map 64-110-0A Parcel 047.00 CO
(NAME) 811 S. Chestnut Court	(NAME) 811 S. Chestnut Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Cecilia McDonald O'Brien, as to a ¼ undivided interest, Marsha McDonald as to a ¼ undivided interest, Kimberly Mai McNeill Dibble as to a 1/6 undivided interest, Virginia Starr McNeill Johnson as to a 1/6 undivided interest, and Jamie Elizabeth McNeill Smith as to a 1/6 undivided interest.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Chamberlain and wife, Donna Chamberlain,** 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. 47 on the Plan of Caleb Chase Subdivision of record in Book 6250, page 822, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James M McNeill and wife Mary M McNeill by deed from Riverbirch Builders, Inc. of record in Book 7235 and Page 233 on 08/16/2007 and filed for record on 05/13/1987, Register's Office for said County. Being the same property conveyed to Cecilia McDonald O'Brien, as to a ¼ undivided interest, Marsha McDonald as to a ¼ undivided interest, Kimberly Mai McNeill Dibble as to a 1/6 undivided interest, Virginia Starr McNeill Johnson as to a 1/6 undivided interest, and Jamie Elizabeth McNeill Smith as to a 1/6 undivided interest, by Quitclaim Deed from Cecilia McDonald O'Brien, Executrix of the Estate of Mary M McNeill dated May 1, 2007 and filed of record in Instrument 20070504-0053679, Register's Office for said County.

This property is subject to: 2007 Real property taxes, and every year thereafter; Subject to any and all matters as set forth per Plat Book 6250 and Page 822; all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 811 S. Chestnut Court, Hermitage, TN 37076
(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 14th day of September, 2007.

Kimberly Mai McNeill Dibble by Cecilia McDonald O'Brien, Att'y Fact
Kimberly Mai McNeill Dibble by Cecelia McDonald O'Brien, her Attorney in Fact CMO

Cecilia McDonald O'Brien
Cecelia McDonald O'Brien CMO

Virginia Starr McNeill Johnson by Cecilia McDonald O'Brien, Att'y Fact
Virginia Starr McNeill Johnson by Cecelia McDonald O'Brien, her Attorney in Fact CMO

Marsha McDonald by Cecilia McDonald O'Brien, Att'y Fact
Marsha McDonald by Cecelia McDonald O'Brien, her Attorney in Fact CMO

Jamie Elizabeth McNeill Smith by Cecilia McDonald O'Brien, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cecilia McDonald O'Brien, 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 this the 14th day of October 2007.

Notary Public
My Commission Expires: 9.22.09

State of Tennessee County of Wilson

On this 14th day of September, 2007, before me personally appeared Cecilia McDonald O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Marsha McDonald, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20070809-0095359, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 14th day of September 2007.

Notary Public
My Commission Expires: 9.22.07

State of Tennessee County of Wilson

On this 14th day of September, 2007, before me personally appeared Cecilia McDonald O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Kimberly Mai McNeill Dibble, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20070809-0095362, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 14th day of September 2007.

Notary Public
My Commission Expires: 9.22.07

State of Tennessee County of Wilson

On this 14th day of September, 2007, before me personally appeared Cecilia McDonald O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Virginia Starr McNeill Johnson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20070809-0095360, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 14th day of September 2007.

Notary Public
My Commission Expires: 9.22.07

State of Tennessee County of Wilson

On this 14th day of September, 2007, before me personally appeared Cecilia McDonald O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jamie Elizabeth McNeill Smith, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20070809-0095361, Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 14th day of September, 2007.

Notary Public ~~Linda V. Jones~~
My Commission Expires: ~~June 22, 2009~~ 9.22.07

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN