Davidson County DEEDWARR
Recvd: 12/14/07 09:28 2 pgs
Fees:13.00 Taxes:639.73

20071214-0143880

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $172,900.00

Elizabeth Ann Rowland-Riddell
Affiant

Subscribed and sworn to before me, this 29th day of November, 2007.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public
My commission expires: ~~02/24/08~~ 2/5/09

06-0711-72904

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Steven Riddell 2328 Willesden Green Court Hermitage TN 37076	~~USAA Federal Savings Bank~~ New Owner	86-08-0-A-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark D. Chamberlain and wife, Dottie Chamberlain, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Steven Riddell and wife, Elizabeth Ann Rowland-Riddell, hereinafter called the Grantees, their successors 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. 449, on the Plan of Final P.U.D. Plan Phase III-A, Camden Woods, of record in Book 7900, Page 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Chamberlain, unmarried by deed from Phillips Builders, Inc., dated July 13, 1994, recorded July 15, 1994, of record in Book 9408, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2328 Willesden Green Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28 day of November, 2007.

Mark D. Chamberlain

Dottie Chamberlain

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark D. Chamberlain and Dottie Chamberlain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28 day of November, 2007.

Kathleen Tomlinson
~~Davidson~~ Wilson

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 02/24/08