File No. 280200649

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 15:26 2 pgs
Fees:13.00 Taxes:1110.00
20080317-0026902

STATE OF TENNESSEE
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: April 21, 2010.

(AFFIX SEAL)

DEBORAH A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legal Title
Sidwell, Barrett, & Welch, PC
737 Market Street, Suite 400
Chattanooga, TN 37402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea A. Tackett	SunTrust Mortgage, Inc.	104110T00700 CO
(NAME) 2205 Portland Avenue	(NAME) 736 Market Street	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Chattanooga, TN 37402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Arnold Tackett, Trustee of Lyle Finley Revocable Trust dated October 12, 1982**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea A. Tackett, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 7, on the plan of Hamilton Townhouses of record in Instrument No. 20020110-0004032 , Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Arnold Tackett, Trustee of Lyle Finley Revocable Trust dated October 12, 1982 by Deed dated September 13, 2002 from Hamilton Company, LLC, a Tennessee Limited Liability Company of record in Instrument number 20020917-0113168, Register's Office for said County.

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 2205 Portland Avenue, Nashville, TN 37212
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 10th day of March, 2008.

Arnold Tackett, Trustee of Lyle Finley Revocable Trust dated October 12, 1982

By: Arnold Tackett
ARNOLD TACKETT, TRUSTEE

Attest:

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ARNOLD TACKETT with whom I am personally acquainted and who upon HIS oath acknowledged HIMSELF to be the TRUSTEE of LYLE FINLEY TRUST DATED OCTOBER 12, 1982, the within named bargainer, a corporation, and that, HE, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 10th day of March, 2008.

Commission expires: April 21, 2010



DEBORAH A. WILLIAMS Notary Public

File Number: 280200649

RETURN TO:
Legal Title
737 Market Street, Suite 400
Chattanooga, TN 37402