File No. 280401509 LL# 8597

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/08 14:44 3 pgs
Fees:18.00 Taxes:599.40
20080604-0057371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 162,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3.11.09

(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin L. Tate	Calvin L. Tate	**Map 73-06** **Parcel 50.00**
(NAME)	(NAME)	
P.O. Box 632	P.O. Box 632	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Goodlettsville, TN 37072	
(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,

Charlotte Arnold, Executrix of the Estate of Farrelle Chambliss, Deceased and Charlotte Arnold, Diann Patterson, Jimmy Hackett, Cheryl Ippolito and Fred Chambliss, Jr. as Devisees of the Last Will and Testament of Farrelle Chambliss

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Calvin L. Tate and wife, Connie M. Tate

hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
Map 73-06, Parcel 50.00 -- 3761 Moss Rose Drive, Nashville, TN 37216

LAND in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Moss Rose Estates, of record in Book 4860, Page 112, 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 Fred A. Chambliss and wife, Farrelle Chambliss by Quitclaim Deed dated May 4, 1979, from Fred A. Chambliss, of record in Book 5431, Page 566, Register's Office for Davidson County, Tennessee. The said Farrelle Chambliss having since died on March 16, 2008 in Davidson County, Tennessee and her husband, Fred A. Chambliss having predeceased her. Pursuant to the Last Will and Testament of Farrelle Chambliss of record in the Seventh Circuit Court for Davidson County, Tennessee, Dock No. 08P-726, said property was devised to Charlotte Arnold, Diann Patterson, Jimmy Hackett, Cheryl Ippolito, Fred Chambliss, Jr.

Charlotte Arnold executes this Instrument as Attorney-in-Fact on behalf of Diann Patterson, Jimmy Hackett, Cheryl Ippolito, and Fred Chambliss, Jr. pursuant to Specific Power-of-Attorney(s) of record by Instrument No. 20080604-0057367, 20080604-0057368, 20080604-0057369, and 20080604-0057370, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 **3761 Moss Rose Drive, Nashville, TN 37216**

(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), HIS 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), HIS 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 20th day of May, 2008.

Charlotte Arnold
Charlotte Arnold, Devisee

Diann Patterson by Charlotte Arnold
Diann Patterson, Devisee
By Charlotte Arnold, Her Attorney-in-fact

Cheryl Ippolito by Charlotte Arnold
Cheryl Ippolito, Devisee
By Charlotte Arnold, Her Attorney-in-fact

Estate of Farrelle Chambliss, Deceased

By: Charlotte Arnold, Executrix
Charlotte Arnold, Executrix

Jimmy Hackett by Charlotte Arnold
Jimmy Hackett, Devisee
By Charlotte Arnold, His Attorney-in-fact

Fred Chambliss Jr. by Charlotte Arnold
Fred Chambliss, Jr., Devisee
By Charlotte Arnold, His Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Charlotte Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of Farrelle Chambliss, Deceased, the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Charlotte Arnold, Executrix of the Estate of Farrelle Chambliss, Deceased.

Witness my hand and official seal at office, on this the 20th day of May, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charlotte Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact , pursuant to Power of Attorney of record in the Registers Office for Davidson County, Tennessee, **Charlotte Arnold** the **Attorney-in-Fact** of **Diann Patterson, Jimmy Hackett, Cheryl Ippolito and Fred Chambliss, Jr.,** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker,** to execute this instrument as the free act and deed of the **Maker on this 20th day of May, 2008.**

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright
, Notary Public.

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 **Charlotte Arnold,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of May, 2008.

Notary Public

My Commission Expires: 11-7-11

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

