BILL GARRETT, Davidson County
Trans:T20090053151 DEEDWARR
Recvd: 08/05/09 10:59 2 pgs
Fees:13.00 Taxes:1072.63
20090805-0073384

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Holt (NAME)	Fifth Third (NAME)	
5905 Hitching Post Lane (ADDRESS)	5001 Kingsley Drive, MD 1M0B2T (ADDRESS)	172-14A-001.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Rodger Chambers and wife, Marcella Burney Chambers**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christine Holt, unmarried**, hereinafter called the Grantee, her 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, TN, being Lot No. 96 on the Plan of Section One, Wexford Downs, of record in Plat Book 9700, pages 308 and 309, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description hereof.

Being the same property conveyed to Roger Chambers and Marcella Burney Chambers, husband and wife, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, dated August 28, 1998, and recorded in Book 11100, page 86, Register's Office for Davidson County, Tennessee. Notary Instrument of Correction dated July 23, 2009, and recorded in Instrument No. 20090727-0070071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 5905 Hitching Post Lane, Nashville, TN 37211

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, 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 3rd day of August, 2009.

Rodger Chambers

Marcella Burney Chambers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Rodger Chambers and wife, Marcella Burney Chambers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2009.

Notary Public

My commission expires:

