Warranty Deed

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090056347 DEEDWARR
Recvd: 08/18/09 11:36 2 pgs
Fees:13.00 Taxes:444.00

20090818-0077589

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2009.

Notary Public

My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey B. Chalmers Anne Chalmers	Bank of America, N.A.	Map: 082-03
1019 Stainback	801 Crescent Centre Drive Suite 510	Parcel: 357
Nashville, TN 37207	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH N. KENNEY, UNMARRIED, AND JACOB A. SHORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY B. CHALMERS AND ANNE M. CHALMERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 67 on the Plan of Sharpe and Home First Addition to Northeast Nashville of record in Book 57, page 152, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah N. Kenney and Jacob A. Shore by deed from Stephanie Renee, unmarried of record in Instrument 200609200116766, said Register's Office, dated September 7, 2006, re-recorded in Instrument 200610040122750, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1019 Stainback, Nashville, TN 37207.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2009.

Sarah N. Kenney

Jacob A. Shore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah N. Kenney and Jacob A. Shore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2009.

Notary Public

My Commission Expires: November 22, 2010

