Box 10-B

BILL GARRETT, Davidson County
Trans: T20090064790 DEEDWARR
Recvd: 09/22/09 14:33 2 pgs
Fees: 13.00 Taxes: 1054.13

20090922-0088331

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 2009.

Lee G. Cohen
Notary Public

MY COMMISSION EXPIRES: AUGUEST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT PHILLIP CHAMBERLAND	**W. R. STARKEY MORTGAGE**	**128-00-0-030.01**
(NAME)	(NAME)	
7741 SAWYER BROWN ROAD	**5055 WEST PARK BLVD., STE. 300**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	**PLANO, TX 75093**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAY SCOTT MOORE AND WIFE, SUSAN MOORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT PHILLIP CHAMBERLAND AND AMANDA J. SKAGGS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the East right of way of Sawyer Brown Road, being the southeast corner of property owned by Charlotte Collum (Deed Book 20050905, page 0107886) and the Northeast corner of this described property; leaving said right of way travel with Collum's South line North 85° 59' 58" West, a distance of 915.50 feet to an iron pin, being the Southwest corner of the above mentioned Collum's property and the Northwest corner of this parcel bordered on the West by I-40 right of way; travel with the right of way I-40 South 18° 04' 07" West, a distance of 150.00 feet to an iron pin, being the southwest corner of this property and the northwest corner of property owned by Paul Mackender et ux (Deed Book 00006939, page 0000427); leaving the right of way of I-40, travel with the above mentioned Mackender's North line South 86° 28' 49" East, a distance of 975.11 feet to an iron pin in the west right of way of Sawyer Brown Road, being the southeast corner of this property and the Northeast corner of the Mackender's property; thence with Sawyer Brown Road right of way North 05° 33' 18" West, a distance of 139.25 feet; which is the point of beginning, having an area of 133645.01 square feet, 3.07 acres; being more particularly described by a survey performed by Elkins Surveying Company, dated June 9, 2009, Project #09050.

Being the same property conveyed to Jay S. Moore and Katherine N. Brown, both unmarried, by deed from Robert L. Jackson, Jr. and wife, Alice E. Jackson, dated June 9, 1994, of record in Book 9378, page 95, Register's Office for Davidson County, Tennessee. The said Jay S. Moore and Katherine N. Brown having since married, the said Katherine N. Brown now known as Katherine N. Brown Moore. And further conveyed by Quitclaim Deed recorded as Instrument No. 20030226-0025307, said Register's Office. Katherine Nell Moore conveyed her interest to Jay Scott Moore by deed of record as Instrument No. 20031003-0146249, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions and any other matter which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7741 SAWYER BROWN ROAD, NASHVILLE, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 22nd day of September, 2009.

JAY SCOTT MOORE

SUSAN MOORE

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 **Jay Scott Moore and Susan Moore,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of September, 2009.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public