WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Amber D Chavez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2009.

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/15/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37015, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber D. Chavez	Brand Mortgage Group	51-3-0-148.00
(NAME)	(NAME)	
419 Chadwell Drive	6224 Sugarloaf Parkway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Duluth, GA 30097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacob Kendall ~~and wife~~**, (single) **Erin Kendall**, (single) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber D. Chavez, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for said County.

Said Lot No. 66 fronts 90.0 feet on the southerly margin of Chadwell Drive and extends back 135 feet on the easterly line and 180 feet on the westerly line to a dead line in the rear, measuring 90.7 feet thereon.

This being the same property conveyed to Jacob Kendall and wife, Erin Kendall by Deed from Douglas E. David and wife, Mattie R. Davis, dated January 29th, 2007, filed of record on January 31st, 2007, in Instrument No. 20070131-0013012, in the aforesaid Register's Office. Said Jacob Kendall and Erin Kendall now being divorced pursuant to Divorce Decree filed as Docket No. 09D29 in the Circuit Court for Davidson County, TN filed May 27, 2009.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 1835, Page 13, and Davidson County taxes in the amount of $770.64, parcel #51=3-0-148.00

unimproved ☐

This is improved ☒ property, known as 419 Chadwell Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090065803 DEEDWARR
Recvd: 09/28/09 11:18 2 pgs
Fees:13.00 Taxes:381.10
20090928-0089729

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, their 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 23rd day of September, 2009.

Jacob Kendall

Erin Kendall

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jacob Kendall and Erin Kendall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of September, 2009.

Commission expires:

5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public