WARRANTY DEED

File #09081673

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Nathan L. Ladd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2009.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan L. Ladd and wife, Andrea R. Ladd	Bank of America, NA	164-08-0-B-094.00-CO
(NAME)	(NAME)	
1456 Priestshore Bay	801 Crescent Centre Drive, Suite 510	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, I/WE, **Dean Martin Chambers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan L. Ladd and wife, Andrea R. Ladd,** 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:

Being Lot No. 41, on the plan of Final Plat of Lakewalk, Section Three, as the same appears of record in Instrument No. 20060124-0009100, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Dean Martin Chambers by Quitclaim Deed from Eda May McGowan, dated 7/17/09, of record in Instrument No. 20090727-0070103, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20060124-0009100, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20050127-0010145, said Register's Office.; By-Laws of record in Instrument No. 20050128-0010524, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20050125-0009336, said Register's Office.; Quitclaim Deed of Common Areas as of record in Instrument No. 20060907-0110530, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1456 Priestshore Bay, Antioch,TN,37013

(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.

BILL GARRETT, Davidson County
Trans:T20090069620 DEEDWARR
Recvd: 10/13/09 09:24 2 pgs
Fees:13.00 Taxes:566.10
20091013-0094808

Witness our hands this 30th day of September, 2009.

Dean Martin Chambers

STATE OF TENNESSEE

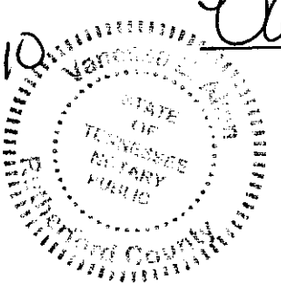
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Dean Martin Chambers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of September, 2009.

Commission expires: 7-18-2010

Vanessa E Allen
Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130