Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH day of April, 2010. Notary Public MY COMMISSION EXPIRES: 11/22/10 (AFFIX SEAL)

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Bracey and Virginia Bracey	new owner	141140A03400CO
(NAME) 7701 Hansrote Cove	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Andrew J Chambers and wife, Kyle C Chambers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Drew Bracey and Virginia Bracey, married**, 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:

*A. **M.T.

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hanover Park of Shefield, as of record in Plat Book 9700, Pages 154-156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property convey to Kyle C. Chambers and Andrew J. Chambers, wife and husband by Warranty Deed from Jacqulynn Benson, dated July 7, 2006, and of record in Instrument No. 20060718-0086484, 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 7600 River Fork Drive, AKA 7701 Hansrote Cove, Nashville, TN 37221

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, has 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:T20100023382 DEEDWARR
Recvd: 04/20/10 13:05 2 pgs
Fees:13.00 Taxes:1032.30
20100420-0029768

Witness our hands this 19th day of April, 2010.

Andrew J Chambers

Kyle C Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Andrew J Chambers and Kyle C 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 19th day of April, 2010.

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010