WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

7-6-15

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Said A. Mohammed	**NEW OWNER**	**81-15-23**
(NAME)	(NAME)	
2326 Una Antioch Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Charles E. Chambers by his court appointed Conservator, Jeanan Stuart**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Said A. Mohammed**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 144 on the plan of S. A. Champion's Subdivision of certain lots in Harding Addition as of record in Plat book 161, page 132, Register's Office for said County.

Being the same property conveyed to Charles F. Chambers by Special Warranty Deed from Bank of America, National Association as Successor by Merger to LaSalle Bank, N.A., as Trustee for Washington Mutual Asset Backed Certificates WMABS Series 2007-HE1Trust of Record in Instrument No. 20100630-0050992 Register's Office for Davidson County, Tennessee dated June 16, 2010. Pursuant to an order entered in the Seventh Circuit Court Davidson County, Tennessee under Docket No. 10P-1610, Jeanan Stuart was appointed Conservator of the person and property of Charles F. Chambers and the court approved the sale of the above described property by order entered July 15, 2011, a copy of which is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1506 23rd Avenue North, Nashville, TN 37208**

(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 my hand this 18th day of July, 2011.

By: Charles Chambers by

Charles E. Chambers by his court appointed Conservator, Jeanan Stuart

Jeanan Stuart, Conservator

BILL GARRETT, Davidson County
Trans:T20110043363 DEEDWARR
Recvd: 07/19/11 08:57 4 pgs
Fees:23.00 Taxes:103.60
20110719-0055010

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeanan Stuart, who upon her oath, acknowledged herself to be the court appointed Conservator for the person and property of the within names Charles E. Chambers, and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18TH DAY OF JULY, 2011.

Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

7-6-15

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2011 JUL 15 PM 12:36

IN THE MATTER OF,	)	
	)	
CHARLES CHAMBERS,	)	
	)	**Case No. 10P-1610**
Respondent.	)	

D.C.

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came to be heard on the 15th day of July, 2011, upon the motion of Jeanan Mills Stuart, conservator of the person and property of Charles Chambers, for entry of an order approving the contract for the sale of the residence and real estate belonging to Charles Chambers, located at 1506 23rd Avenue North, Nashville, Tennessee 37208, pursuant to an auction of the real property on June 16, 2011, for Twenty-Eight Thousand Dollars & 00/100 ($28,000.00), less commission, expenses, and one-half of the closing fees; statements of counsel; exhibits; and, the entire record, from all of which it satisfactorily appears to the Court that the sale is in the best interest of the ward and the motion is well-taken and shall be granted.

IT IS, THEREFORE, ORDERED that Jeanan Mills Stuart as conservator of the person and property of Charles Chambers is hereby authorized to sign the contract for the sale of the residence and real estate belonging to Charles Chambers, located at 1506 23rd Avenue North, Nashville, Tennessee 37208, pursuant to an auction of the real property on June 16, 2011, for Twenty-Eight Thousand Dollars & 00/100 ($28,000.00), less commission, expenses, and one-half of the closing, to execute such other instruments, documents, including, but not limited to, deeds, bills of sale, and closing documents, as may be necessary to transfer title of the same and otherwise give effect to the contract of sale; and, to receive the proceeds of such sale and negotiate the same for the benefit of the estate.

IT IS FURTHER ORDERED that all other matters are reserved, pending further orders of the Court.

ENTER, this the 15 day of July, 2011.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Jeanan Mills Stuart

JEANAN MILLS STUART
Tenn. Sup. Ct. No. 018911
P. O. Box 366
Brentwood, Tennessee 37024
(615) 256-2029

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by First Class, U. S. Mail, with sufficient postage affixed thereto to carry the same to its destination, to:

Ms. Emma Arnold
515 Windchase Circle
Birmingham, AL 35242

Ms. Orontes C. Newton
156 Palmer Drive
Frankfort, KY 40601

on this the 15th day of July, 2011.

Jeanan Mills Stuart
Jeanan Mills Stuart