Return to
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167
This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20110046892 DEEDWARR
Recvd: 08/02/11 11:29 2 pgs
Fees:13.00 Taxes:277.50
20110802-0059238

PREPARED BY ~~(AND RETURN TO)~~
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Andrea A. Prince
1430 Riverside Drive
Nashville, TN 37206

SEND TAX BILLS TO:
First Bank
2021 Hamilton Place Blvd
Chattanooga, TN 37421

Map & Parcel No. 72.15-0-303.00.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Billy R. Chism,** hereinafter called the **Grantors**, does hereby convey unto **Andrea A. Prince an unmarried woman,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Rutherford County, State of Tennessee, and legally described as:

Being part of Lot No. 62 on the plan of Brownsville, of record in Book 21 , Page 9, Register's Office for Davidson County, Tennessee and part of the southeasterly part of Lot 1 on the unrecorded map of the subdivision of Lots 61 and 62 and part of Lot 63 on the said plan of Brownsville and more particularly described as follows:

Beginning at a point in the northerly margin of Riverside Drive, 240.5 feet south of the southerly margin of McKinnis Avenue; thence with the northerly margin of Riverside Drive, southwesterly 100.0 feet to a point; thence westerly 130.0 feet to a point; thence northeasterly and parallel with the center line of Riverside drive, 100 feet to a point; thence easterly 130.0 feet to the point of beginning.

Being the same property conveyed to Billy R. Chism and Toni P. Douglas, both unmarried on August 31, 1994 by Warranty Deed o f record in Book 9456, Page 725, Register's Office for Davidson County, Tennessee. Toni P. Douglas passed away intestate on March 15, 1997 at the age of 42 years. Her interest in the subject property has been quitclaimed by her heirs, Toby Douglas and Tammy Renee Frazier to Billy R. Chism by Quitclaim Deeds being recorded simultaneously herewith in Instrument No. 20110802-0059236, and Instrument No. 20110802-0059237 Register's Office for said County. Heirship Affidavit is being recorded in Instrument No. 20110802-0059235 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All

matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1430 Riverside Drive, Nashville, TN 37206

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 26 day of July, 2011.

Billy R. Chism

State of Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Billy R. Chism known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn and subscribed before me on July 26, 2011.

Notary Public

My Commission Expires : 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN