BILL GARRETT, Davidson County
Trans:T20110067967 DEEDWARR
Recvd: 10/31/11 10:36 2 pgs
Fees:13.00 Taxes:643.06
20111031-0084368

# WARRANTY DEED

G-VRES-11-1617

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,800.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Chamberlain | New owner | |
| 1617 Lillian Street | (NAME) — | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) — | 83-14-191.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAURA HUBER AND JON HUBER, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK CHAMBERLAIN, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 316, PLAT OF THE EDGEFIELD LAND CO'S SECOND OR SPRING SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAURA C. LAND, UNMARRIED BY WARRANTY DEED FROM DONNA HAISLIP, UNMARRIED, RECORDED ON THE 20TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040820-0101005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LAURA C. LAND HAS SINCE MARRIED AND IS NOW KNOWN AS LAURA HUBER. JON HUBER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1617 Lillian Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 28th day of October, 2011.

Laura Huber

Laura Huber

Jon Huber

STATE OF Tennessee
COUNTY OF Davidson

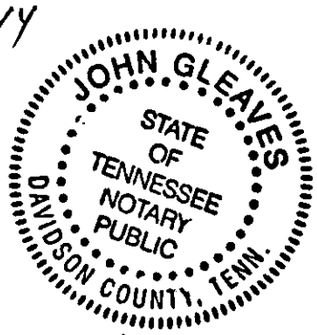
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Huber and Jon Huber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903