WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000946 DEEDWARR
Recvd: 01/05/12 10:10 2 pgs
Fees:13.00 Taxes:647.50
20120105-0001087

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **January, 2012**

Notary Public
MY COMMISSION EXPIRES: 5-14-15
(AFFIX SEAL)

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott C. Chambers	New Owner	
(NAME) 2708 Wortham	(NAME) 2307 Oxford Rd.	117.02.0 143.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **Margaret Brennan**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott C. Chambers**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Block 3, Lots 8, 9, and part of A Development of Stokes Tract, of record in Book 8250, Page 615, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Margaret M. Brennan by deed from Scott C. Chambers and Carrie McGee, fka Carrie M. Chambers, dated 4/2/98 of record in Book 10876, Page 816, Register's Office of Davidson County, Tennessee. Margaret M. Brennan is on and the same as Margaret Brennan

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 2708 Wortham, Nashville, TN 37215

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.

Witness our hands this 29th day of **December, 2011**

Margaret Brennan

FEDRA CARMAN NOTARY PUBLIC BALTIMORE COUNTY, MD My Comm. Expires June 27, 2015

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned authority, **Margaret Brennan**, 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 28th day of **December, 2011**

Notary Public

My commission expires: 6/27/2015