BILL GARRETT, Davidson County
Trans:T20120054464 DEEDWARR
Recvd: 07/25/12 09:23 2 pgs
Fees:13.00 Taxes:554.63

20120725-0065213

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

SUMNER COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
NICKI DUTTON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, is $149,900.00 (One Hundred Forty Nine Thousand Nine Hundred).

Rebecca Campbell
AFFIANT

Subscribed to and sworn before me this 29th day of June, 2012.

Victie Dutton
NOTARY PUBLIC MY COMMISSION EXPIRES 3/1/16 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lynsey P. King & William Sanders Chambers 529 Donald Street Goodlettsville, TN 37072	Sumner Bank & Trust 255 Indian Lake Blvd. Hendersonville, TN 37075	26-9-13

WARRANTY DEED

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, EMILY GAYLE COLEMAN AND SANDRA JANE CAVITT AND HEIRS AT LAW OF WILLIAM DAVID HOUSE, CYNTHIA DIANN HOUSE AND MICHAEL DAVID HOUSE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, LYNSEY P. KING and WILLIAM SANDERS CHAMBERS, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), 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 (s) 3, as shown on the map entitled Section 5 of Clark Place, at Goodlettsville, Tennessee, of record in Plat Book 2331, page (s) 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cristol B. House and William I. House by deed from Deanna L. Walrond of record in Instrument Number 20050826-0102589, Register's Office for Davidson County, Tennessee. The said Cristol B. House having since deceased, intestate, on the 10th day of May, 2008, being survived by her husband, William I. House. William I. House having since died February 11, 2012, testate. The Will for William I. House has been placed of record Instrument Number 12UP-25 in the Probate Court for Davidson County, Tennessee, in the un-probated Wills File.

All heirs at law, devisees and legatees of William I. House being: Emily Gayle Coleman, Sandra Jane Cavitt, Cynthia Diann House and Michael David House join in this conveyance to transfer, convey and relinquish any and all rights title and interest they may have in and to said property unto Grantee. Heirship Affidavit of William I. House is of record in Instrument No.: 20120725-0065212, Register's Office for Davidson County, Tennessee. Heirship Affidavit of William David House is of record in Instrument No.: 20120725-0065211, Register's Office for Davidson County, Tennessee.

CYNTHIA DIANN HOUSE AND CYNTHIA DIANE HOUSE ARE ONE AND THE SAME.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(X) IMPROVED ( ) UNIMPROVED	529 DONALD STREET GOODLETTSVILLE,TN37072

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20120625318

WITNESS, this 29th day of June, 2012

Emily Gayle Coleman
Emily Gayle Coleman

Cynthia Diane House
Cynthia Diane House

Sandra Jane Cavitt
Sandra Jane Cavitt

Michael David House
Michael David House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Emily Gayle Coleman and Sandra Jane Cavitt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2012.

Rebecca Ramsay
Notary Public

Commission Expires: 11/7/12

REBECCA RAMSAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 29th day of June, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia Diane House** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2012.

Rebecca Ramsay

REBECCA RAMSAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 29th day of June, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael David House** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2012.

Rebecca Ramsay

REBECCA RAMSAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY