WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065538 DEEDWARR
Recvd: 08/31/12 12:33 2 pgs
Fees:13.00 Taxes:610.50
20120831-0078985

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Laura Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Chambers	Sumner Bank & Trust	07800004900
(NAME)	(NAME)	
5324 Tidwell Hollow Road	967 A Grassland Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Galaltin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Brian Biggers, Christie Lynn Foster Runnels and Kelli Angelanette Knight**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Laura Chambers, unmaried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 19, as shown on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows: Beginning on the southeasterly margin of Tidwell Hollow Road at a point north 49 deg. 29' east 198.8 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, Page 674, Register's Office for said County; thence south 40 deg. 31' east 1626.20 feet; thence north 66 deg. 20' east 90.93 feet; thence north 45 deg. 13' east 104.96 feet; thence north 27 deg. 27' east 21.5 feet; thence north 40 deg. 31' west 1642.52 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same south 49 deg. 29' west 201.8 feet to the beginning, containing 7.77 acres, more or less.

Being the same property conveyed to Lawrence Kelley and wife, Julia Elizabeth Kelley by Deed from Henry D. Hale and wife, Bettye H. Hale, dated 12/20/1971 and filed for record on 12/22/1971 in Book 4563, Page 330, Register's Office for Davidson County, Tennessee.

Being the same property conveying to Robert Brian Biggers, Christie Lynn Foster Runnels and Kelli Angelanette Knight by Quit Claim Deed from Robert Daren Foster, of record in Instrument No. 20120831-0078984 Register's Office for Davidson County, Tennessee.

The said Julie Elizabeth Kelley died on March 21, 2007, leaving Lawrence Kelley the sole surviving tenant by the entirety.

The said Lawrence Kelley died intestate on December 17, 2010, leaving Robert Brian Biggers, Christie Lynn (Foster) Runnels and Kelli Angelanette Knight as his sole heirs at law as evidenced by Docket 11P204, Clerk's Office for Probate Court for Davidson County, TN.

Right-of-Way for Tidwell Hollow Road, as much as therein may lie.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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.

unimproved ☐

This is improved ☑ property, known as 5324 Tidwell Hollow Road, Nashville, TN 37218
(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/or 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/or 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 30th day of August, 2012.

Robert Brian Biggers

Christie Lynn Foster Runnels

Kelli Angelanette Knight

State of Tennessee
County of Wilson

Personally appeared before me Robert Brian Biggers, Christie Lynn Foster Runnels, and Kelli Angelanette Knight, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122