BILL GARRETT, Davidson County
Trans: T20120068655 DEEDWARR
Recvd: 09/12/12 13:57 2 pgs
Fees: 13.00 Taxes: 536.50

20120912-0082849

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120800607

WARRANTY DEED

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: 5/23/16

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Chambliss **3521 Seasons Drive** **Antioch, TN 37013**	New owner	**150-11-0-239.00**

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, WE,

John Thomas and spouse, Heidi Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian K. Chambliss and wife, Chaniel T. Chambliss

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. 348 on the Plan of Phase I, Somerset of record in Book 6900, Pages 690 and 691, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John Thomas and spouse, Heidi Thomas, by Warranty Deed from Jimmy M. KhamKen and wife, Von F. KhamKen, dated 7/29/04 and recorded 8/3/04 in Instrument No. 20040803-0092659, as corrected by Affidavit of Scrivener's Error dated 4/9/12 and recorded 4/10/12 in Instrument No. 20120410-0030407, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3521 Seasons Drive, Antioch, TN 37013**
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, 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 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 7th day of September, 2012.

John Thomas

Heidi Thomas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas and Heidi Thomas the bargainor(s) 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 7th day of September, 2012.

Commission Expires: 5/23/16

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY