WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120073592 DEEDWARR
Recvd: 09/28/12 14:43 2 pgs
Fees: 13.00 Taxes: 1202.50

20120928-0088739

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hambridge	New Owner	
(NAME)	(NAME)	
6109 Stillmeadow Drive		17202009400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CAROLYN CHANDLER STANDERFER AND JOHN W. CHANDLER, TRUSTEES OF THE JOHN R. CHANDLER AND CAROLYN W. CHANDLER JOINT REVOCABLE LIVING TRUST U/A/D DECEMBER 10, 1993 AND AS AMENDED SEPTEMBER 6, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS HAMBRIDGE AND CHRISTINE HAMBRIDGE,** 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 99, PLAN OF MYRTLEWOOD ESTATES, SECTION V, as shown on plat of record in Plat Book 6250, Pages 910 and 911, 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 by Warranty Deed from Hampton Construction Company to John R. Chandler and wife, Carolyn S. Chandler as recorded on the 30th day of March, 1987 in Deed Book 7185, Page 297 and Quitclaim Deed from John R. Chandler and wife, Carolyn S. Chandler, individually to John R. Chandler and wife, Carolyn W. Chandler, Trustees U/A/D Dec 10, 1993 as recorded on the 11th day of March, 1994 in Deed Book 9275, Page 542, in the Register's Office of Davidson County, Tennessee. John R. Chandler has since died on 12/24/2008. Pursuant to terms of the Trust, John W. Chandler is serving as successor Co-Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 6109 Stillmeadow Drive, Nashville, TN 37211

(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 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 my hand this 27th day of September, 2012.

The John R. Chandler and Carolyn W. Chandler
Joint Revocable Living Trust U/A/D 12/10/1993
and as amended 9/6/2011

By: Carolyn Chandler Standerfer Trustee
Carolyn Chandler Standerfer, Trustee

By: John W. Chandler, Trustee
John W. Chandler, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Carolyn Chandler Standerfer and John W. Chandler with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The John R. Chandler and Carolyn W. Chandler Joint Revocable Trust U/A/D 12/10/1993 and as amended 9/6/2011, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013