BILL GARRETT, Davidson County
Trans:T20120075106 DEEDWARR
Recvd: 10/03/12 14:40 2 pgs
Fees:13.00 Taxes:481.00
20121003-0090583

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $130,000.00 (One Hundred Thirty Thousand).

Carl B. Chambliss
AFFIANT

Subscribed to and sworn before me this 27th day of August, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires [illegible] 13

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:
Carl B. Chambliss and Gloria Chambliss 5175 HWY 41-A Joelton, TN 37080	SAME AS NEW OWNER	013-00-0-007.00

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, **THE ESTATE OF JANE CHRISTINE MOSIER, Linda Gatlin, Executrix and Melba Pinkerton, Executrix**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CARL B. CHAMBLISS AND GLORIA CHAMBLISS**, 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:

Tract 1:Being Lot No. 1 of the division of the J. W. Dowlen land as shown on plat, and described as follows:
Beginning at a stake in the center of the Old Clarksville and Nashville Pike, at the intersection of said pike and Draper Drive; thence, with the center of said pike, S. 81 deg 30' E. 211 feet to a stake in the center of said pike; thence with Gasser's west line, due south 192.3 feet to a stake in said line, northeast corner of J. W. Dowlen's 1/2 acre tract; thence, with the north line of said 1/2 acre tract, due west 208.7 feet to a stake in the east margin of Draper Drive, northwest corner of J. W. Dowlen's 1/2 acre tract; thence, with the east margin of Draper Drive, due north 224.3 feet to the beginning, containing one acre, more or less.Being the same property conveyed to J. C. Mosier, and wife, Christine Mosier by Deed from Buford Dowlen, Cora Bell Harper, Alone Love, Juanita Waller and Bertha Dowlen and her husband, J.W. Dowlen Jr., Jesse Dowlen, Dora Binkley, Kenneth Evans, Franklin Evans and Dorothy Zimmerlee, (being all the heirs at law of Ruby Dowlen, deceased) of record in Book 4812, page 382, Register's Office for Davidson County, Tennessee, dated April 16, 1974.ANDTract 2:Being Lot No. 2 of the J. W. Dowlen land as shown on plat, and described as follows:Beginning at a stake in the E. margin of Draper Drive, Southwest corner of Lot No. 1 of the Dowlen land; thence with the south line of Lot No. 1, East, 208.7 feet to a stake, southeast corner of said Lot No. 1; thence S. 104.4 feet to stake; thence West 208.7 feet to a stake in East margin of Draper Drive; thence N. 104.4 feet with said margin of Draper Drive to the beginning, containing 1/2 acre, more or less.Being the same property conveyed to J. C. Mosier, and wife, Jane Christine Mosier by Deed from J.W. Dowlen Jr., and wife, Bertha M. Dowlen, of record in Book 6565, page 721, Register's Office for Davidson County, Tennessee, dated May 20, 1985.ANDTract 3:Being Tract No. 3 of the Division of the Dowlen land as shown on Plat and described as follows:Beginning at a stake in the E. margin of Draper Drive, S.W. corner of Lot No. 2; thence with the S. line of said Lot No. 2, East 208.7 feet to a stake, S. E. Corner of said Lot No. 2; thence S. 104.3 feet to a stake; thence West 208.7 feet to a stake in the E. margin of Draper Drive; thence with E. margin of Draper Drive, N. 104.3 feet to the beginning, containing 1.2 acre, more or less.

Being the same property conveyed to J. C. Mosier, and wife, Jane Christine Mosier by Deed from Juanita Waller and husband J. D. Waller, of record in Book 6565, page 718, Register's Office for Davidson County, Tennessee. The said J. C. Mosier having since died April 6, 2003 and Jane Christine Mosier also known as Christine Mosier having since died on June 26, 2012. The will of Jane Christine Mosier is probated and of record in 12P-1152 Probate Court for Davidson County, Tennessee. Pursaunt to the Last Will and Testament of Jane Christine Mosier the subject property being left to her heirs at law Linda Gatlin and Melba Pinkerton which join in this conveyance.

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:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6639 OLD CLARKSVILLE PIKE** **JOELTON,TN37080**

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.

WITNESS, this 27th day of August, 2012

THE ESTATE OF JANE CHRISTINE MOSIER

Linda Gatlin Co Ex.
LINDA GATLIN, Executrix

Melba Pinkerton Co Ex.
MELBA PINKERTON, Executrix

Linda Gatlin
LINDA GATLIN

Melba Pinkerton
MELBA PINKERTON

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 27th day of August, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda Gatlin and Melba Pinkerton with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath is acknowledged to be the Executrix for **The Estate of Jane Christine Mosier**, the within named bargainor, a Estate, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Linda Gatlin and Melba Pinkerton as such Executrix .

Witness my hand and official seal on this the 27th day of August, 2012.

Notary Public

Commission Expires:

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 27th day of August, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LINDA GATLIN and MELBA PINKERTON 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 27th day of August, 2012.

Notary Public

Commission Expires:

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File: 2012