BILL GARRETT, Davidson County
Trans: T20130013882 DEEDWARR
Recvd: 02/20/13 08:21 2 pgs
Fees: 13.00 Taxes: 1357.90

20130220-0016604

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $367,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2013

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Warren	Wells Fargo Bank, N.A	09213027900
319 Chamberlin Street	10401 Deerwood Park Blvd	
Nashville, TN 37209	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of the 319 Chamberlin Street Revocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin Warren and wife, Sara Warren,** 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:

Land in Davidson County, Tennessee, being Lot No. 15, Block 27, on the Map of Subdivision of Plummer Place, of record in Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aerial Investment Properties, LLC a Tennessee limited liability company, by deed from Judy D. Wauford, of record in Instrument no. 20120703-0058649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trey Cain, Trustee of the 319 Chamberlin Street Revocable Trust, by quitclaim deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20120709-0059948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 319 Chamberlin Street, Nashville, TN 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 12th day of February, 2013.

Trey Cain, Trustee of the
319 Chamberlin Street Revocable Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the **Trustee of the 319 Chamberlin Street Revocable Trust** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the **Trustee of the 319 Chamberlin Street Revocable Trust.**

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of February, 2013.

Notary Public

My Commission expires: 3.21.2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012112334