BILL GARRETT, Davidson County
Trans:T20130087698 DEEDWARR
Recvd: 10/10/13 10:03 2 pgs
Fees:13.00 Taxes:573.50
20131010-0106376

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090046**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Timothy Berry 620 Huntington Ridge Dr Nashville TN 37211	Send Tax Bills To: MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS 1400 VETERANS UNITED DRIVE COLUMBIA, MO 65203	Tax Information: Tax Parcel ID No. 161-06-0-136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith A. Chambers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Berry, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 258, SECTION 2, HUNTINGTON PARK, as shown on plat of record in Plat Book 4175, Page 108, 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 to William F. Anderson and Edith K. Anderson by Warranty Deed from Richard Alan Holt and Kimberly J. Holt, recorded on the 14th day of November, 1986 in Deed Book 7040, Page 90, in the Register's Office of Davidson County, Tennessee.

The said William F. Anderson having since died on or about January 27th, 1991 and Edith K. Anderson having since died on or about May 1st, 2013, leaving a Will which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 13P-894. The Will devised the subject property to Judith A. Chambers.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4393, Page 383.

This is improved property located at 620 Huntington Ridge Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2013.

Judith A Chambers, Heir
Judith A. Chambers, Heir

Judith A Chambers, Executrix
Judith A. Chambers, Executrix

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith A. Chambers, with whom I am personally acquainted, and who acknowledged that she individually and as Executrix of the estate of Edith K. Anderson, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2013.

Notary Public

My Commission Expires: 12-7-14

R. N. SEBASTION
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
MY COMMISSION EXPIRES DECEMBER 7, 2014