BILL GARRETT, Davidson County
Trans:T20130105150 DEEDWARR
Recvd: 12/17/13 15:38 2 pgs
Fees:12.00 Taxes:0.00
20131217-0127570

Instrument prepared by and
Return to:

Kevin O'Hara
O'Hara & Greco
16485 Laguna Canyon Road, Suite 250
Irvine, CA 92618

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of November, 2013, by and between, BRIAN M. CHAMBERLAIN, hereinafter called Grantor, and BRIAN CHAMBERLAIN and ERIN CHAMBERLAIN, Trustees of the Chamberlain Family Trust dated November 20, 2013, herein after called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being in the County of Davidson, State of Tennessee, to wit:

> Being lot #52 on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee. Said lot #52 fronts 50 feet on the westerly side of North 6th Street, and runs back between parallel lines, 170 feet to an alley. Brian M. Chamberlain, Grantor 5/9/07, doc.# 20070509-0055952
> Commonly known as.. 816 North 6th Street, Nashville, TN 37207

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quite possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN and 00/100*** Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:

BRIAN M. CHAMBERLAIN

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

On November 20, 2013, before me, Kerry Ann Anderson, Notary Public, personally appeared BRIAN CHAMBERLAIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KERRY ANN ANDERSON
Commission # 2002352
Notary Public - California
Orange County
My Comm. Expires Dec 29, 2016

****

STATE OF CALIFORNIA
COUNTY OF ORANGE

I hereby swear or affirm that to the best of the Affiant's knowledge, information or belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, AFFIANT

SWORN TO AND SUBSCRIBED before me this 20th day of November, 2013.

_____, Notary Public

My Commission Expires: 12.29.16

KERRY ANN ANDERSON
Commission # 2002352
Notary Public - California
Orange County
My Comm. Expires Dec 29, 2016

RESPONSIBLE TAXPAYER:

BRIAN AND ERIN CHAMBERLAIN
2364 Elden Avenue
Costa Mesa, CA 92627

PROPERTY ADDRESS:

816 North 6th Street
Nashville, TN 32707-5830

MAP NO: 08208000300

MAIL TAX NOTICES TO:

SAME AS ABOVE

PROPERTY OWNER:

BRIAN and ERIN CHAMBERLAIN, Trustees of The Chamberlain Family Trust dated 11/20/2013 *

*this is a revocable trust