File No. 20130247

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140003881 DEEDWARR
Recvd: 01/17/14 10:31 2 pgs
Fees: 13.00 Taxes: 439.93
20140117-0004786

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Kingery	New Owner	051-03-0-129.00
(NAME)	(NAME)	
907 Beaumont Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Mary Katherine Lovelace, Trustee of the Irrevocable Trust Agreement of Nancy Ann Brimm Chambers, dated June 5, 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew R. Kingery, unmarried and Rachael L. Hester, unmarried* 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: *as joint tenants w/rights of survivorship (CA)

LAND in Davidson County, Tennessee, being Lot No. 59, on the map of Pleasant Acres, Section II, as of record in Book 2133, Page 75, as corrected in Book 2343, Page 525, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 80 feet on the East side of Beaumont Drive and runs back between lines 152.44 feet on the South line and 151.38 feet on the North line, to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Mary Katherine Lovelace, Trustee under the Irrevocable Trust Agreement of Nancy Ann Brimm Chambers, dated June 5, 2013, by Quitclaim Deed from Nancy B. Chambers, a widow dated 6/5/13 and recorded 6/17/13 in Instrument No. 20130617-0061532; and the same property previously conveyed to William P. Chambers and wife, Nancy B. Chambers, by Warranty Deed from Sam Neal Young and wife, Evelyn H. Young, dated 9/8/56 and recorded 9/13/56 in Book 2594, Page 95, in the Register's Office for Davidson County, Tennessee. William P. Chambers having died on 6/29/06, leaving property vested solely in Nancy B. Chambers as surviving tenant by the entirety. See Abstract of Trust Agreement of record in Instrument No. 20130617-0061533, said Register's Office.

Subject to all restrictions and/or existing easements as shown on plat of record in Book 2133, Page 75, as corrected in Book 2343, Page 525, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 907 Beaumont Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130247

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 14th day of January, 2014.

Mary Katherine Lovelace, Trustee

Mary Katherine Lovelace, Trustee of the Irrevocable Trust Agreement of Nancy Ann Brimm Chambers, dated June 5, 2013

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Katherine Lovelace, Trustee of the Irrevocable Trust Agreement of Nancy Ann Brimm Chambers, dated June 5, 2013, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2014.

Commission expires:

Rebecca Campbell

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-25-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122