Davidson County DEEDWARR
Recvd: 06/10/14 15:29 2 pgs
Fees:13.00 Taxes:592.00
20140610-0050505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONI RUTGERSON STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volunteer State Properties, LLC	Same as new owner (NAME)	08303022200
2568 Salem Rd (ADDRESS)	(ADDRESS)	
Montevallo, AL 35115-- (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carolyne B. Hamblen a/k/a Caroline B. Hamblen and S. Johnell Hamblen, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Volunteer State Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF BROWN MEADOWS, OF RECORD IN BOOK 2854, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 90 FEET ON THE WEST SIDE OF CAMPBELL STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 195 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CAROLINE B. HAMBLEN AND S. JOHNELL HAMBLEN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM CAROLYNE B. HAMBLEN, A WIDOW OF RECORD IN BOOK 8781, PAGE 200, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED TO CAROLYNE B. HAMBLEN AND S. JOHNELL HAMBLEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JEFFREY W. COMBOS, TRUSTEE OF RECORD IN BOOK 8821, PAGE 409, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CAROLINE B. HAMBLEN, CAROLYN B. HAMBLEN AND CAROLYNE B. HAMBLEN BEING ONE IN THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1107 Campbell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 4th day of June, 2014.

WARRANTY DEED
(Continued)

Carolyne B. Hamblen
Carolyne B. Hamblen a/k/a Caroline B. Hamblen

S. Johnell Hamblen
S. Johnell Hamblen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyne B. Hamblen a/k/a Caroline B. Hamblen and S. Johnell Hamblen, as joint tenants with right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-14

(SEAL)

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Brokers Escrow Services, Inc.
200 Nashboro Blvd.,
Nashville, TN 37217

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 10 day of June, 2014, personally appeared before me, a notary public for this county and state, Rebecca Wamwiro who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016