File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00

Rachel Fan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JUNE, 2014.

Diane K. Mann
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-22-18

THIS INSTRUMENT PREPARED BY
Vanderpool, Poarch & Dranwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6327 CHAMBERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Pamela Suzan Chambers	Farmington Financial	119140A01000CO
2929 Selena Drive, A-10	2002 Richard Jones Rd.Ste 300A	
Nashville, TN 37211	Nashville, TN 37221	

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 ACKNOWLEDGE, WE,

AMY E. SAULS AND HUSBAND, DAVIDE FERGNANI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAMELA SUZAN CHAMBERS, A SINGLE WOMAN

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:

Land in Davidson County, Tennessee, being Unit 10, BUILDING A, KINGSWOOD CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 520 and as established under Master Deed of record in Book 6058, Page 320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Amy E. Sauls, a single person by Warranty Deed from Marsha O. Buffington, a married person, recorded on the 7th day of May, 2010 in Instrument No. 20100507-0035176, in the Register's Office of Davidson County, Tennessee.

Amy E. Sauls now being married. Davide Fergnani joins in the execution of this instrument for the purpose of releasing all of his marital interest of said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KINGSWOOD CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 520 and Plat Book 5200, Page 233, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 909, Page 48, Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387 and Book 1581, Page 55, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 5552, Page 774, amended in Book 6058, Page 359.

f. Charter recorded in Book 6092, Page 579.

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KINGSWOOD Condominium of record in Book 5552, Page 732, as amended by instrument(s) of record in Book 6058, Page 320; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

h. Easement recorded in Book 11362, Page 523.

i. Easement recorded in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 322.

This is improved property known as 2929 Selena Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140042984 DEEDWARR
Recvd: 06/18/14 08:55 2 pgs
Fees:13.00 Taxes:281.20
20140618-0052971

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Our hand on the 13th day of June, 2014.

Amy E. Sauls

Davide Fergnani

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AMY E. SAULS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 13th day of June, 2014.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 14-R6327 CHAMBERS

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067