#8474

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Karen Denise Chamberlain
3207 Agatha Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgage Sun West Mortgage
18303 Gridley Rd.
Cerritos CA 90703

MORTGAGEE:
Sun West Mortgage
18303 Gridley Rd.
Cerritos CA
90703

MAP	**150-3**
GROUP	
PARCEL	**232.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry A. Johnston and husband, Murray Everett Body, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Karen Denise Chamberlain, unmarried** hereinafter called the GRANTEE, her 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 Lot No. 56B on the Plan of Zone Lot Division of Lots 55 through 59, Chelsea of Priest Lake, Section, One-B, as shown by plat and survey of record in Plat Book 6250, page 426, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.
Said Lot No. 56B fronts 15 feet on the easterly margin of Agatha Court and extends back 200.63 feet on the northerly line and 180.76 feet on the southerly line to a broken line in the rear measuring 101.28 feet thereon

Being the same property conveyed to Terry A. Johnston and husband, Murray Everett Body, Jr. by Quitclaim Deed (Straw Man) from Grayson Smith Cannon, Trustee of record in Instrument no. 20080926-0097816, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Terry A. Johnston, unmarred by deed dated May 30, 1985, of record in Book 6570, page 481, said Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.
This is **improved** property known as 3207 **Agatha Court, Antioch, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20140047539 DEEDWARR
Recvd: 07/03/14 09:22 3 pgs
Fees:18.00 Taxes:333.00
20140703-0058640

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hands this the **1st** day of **July, 2014.**

Terry A. Johnston

Murray Everett Body, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry A. Johnston and husband, Murray Everett Body, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this **1st** day of **July, 2014.**

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this **1st** day of **July, 2014**.

NOTARY PUBLIC

My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017