Box 44

This instrument was prepared by **Stanley M. Ross** of the law firm of Harvill, Ross, Ragland & Dale, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR AND FROM DOCUMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER MAKES NO WARRANTY CONCERNING THE STATUS OF THE TITLE.

MAIL TAX STATEMENTS TO:

Frank H. Mix and Robert M. Sawyer
1043 2nd Avenue South
Nashville, TN 37210

OWNER AND PROPERTY ADDRESS:

Frank H. Mix and Robert M. Sawyer
1043 2nd Avenue South
Nashville, TN 37210

AARON L. CHAMBERLAIN

TO: CASH WARRANTY DEED

FRANK H. MIX, ET AL

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **AARON L. CHAMBERLAIN, an unmarried man**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **FRANK H. MIX and ROBERT M. SAWYER**, as **Grantee** and in this deed called the **"Grantee"**, as joint tenants with rights of survivorship, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

Map and Parcel Number 093-15-0 298.0 and known as "1043 2nd Avenue South, Nashville, Tennessee":

BEING LOT NO. 15, IN PAUL ELYSIAN GROVE PLAN, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said Lot No. 15 fronts 40 feet on the westerly side of 2nd Avenue South, formerly Market Street and runs back between parallel lines 135 feet, more or less to an alley.

This being a portion of the property conveyed by quitclaim to Aaron L. Chamberlain by deed dated April 5, 2010 and recorded at Instrument No. 20100430-0032860, Register's Office for Davidson County, Tennessee. Reference is made to prior deed to Aaron Chamberlain and Yvonne Chamberlain, husband and wife, by deed dated May 31, 1995 and recorded in Book 10075, page 633, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, joint tenants with rights of survivorship, and unto **Grantee's** heirs and assigns forever.

SUBJECT TO all terms matters and conditions as shown by recorded plat in Plan Book 1, page 134, Chancery Court at Nashville. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140054821 DEEDWARR
Recvd: 07/29/14 14:20 2 pgs
Fees:13.00 Taxes:323.94
20140729-0067420

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 28th day of July, 2014.

GRANTOR:

AARON L. CHAMBERLAIN

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Aaron L. Chamberlain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained this the 28 day of July, 2014.

NOTARY PUBLIC SEAL

Commission Expires: 11/17/15

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$87,550.00**.

SWORN AND SUBSCRIBED TO before me on this the 29th day of July, 2014.

AFFIANT

NOTARY PUBLIC SEAL

Commission expires: 11/6/17

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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