RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

NEW OWNER:

PAUL R. CHANDLER
5512 Regatta Blvd.
Hermitage, TN 37076

SEND TAX BILLS TO:
FirstBank
3500 Blue Lake Dr. Ste 325
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0870

Map and Parcel 098090A03400CO

Space for Recorder's stamp
BILL GARRETT, Davidson County
Trans:T20140071573 DEEDWARR
Recvd: 09/24/14 11:17 2 pgs
Fees:13.00 Taxes:872.83
20140924-0087768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand Nine Hundred and 00/100 Dollars ($235,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT DUCKWILER and wife, NANCY DUCKWILER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PAUL RANDALL CHANDLER, unmarried man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 215 on the Plan of Phase One, Lake Shore, as shown by the plat of the same of record in Plat Book 6900, Page 684, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT DUCKWILER and wife, NANCY DUCKWILER by Warranty Deed from Joe Wilbanks and wife, Theresa A. Wilbanks (formerly known as Theresa A. Detwiler), dated March 23, 2007, and of record in Instrument No. 20070329-0037815, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 5512 REGATTA BLVD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 684, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of September, 2014.

ROBERT DUCKWILER

NANCY DUCKWILER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT DUCKWILER and NANCY DUCKWILER**, 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 at office this 22nd day of September, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-29-2018

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The actual consideration or value, whichever is greater, for this transfer is **$235,900.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of September, 2014.

NOTARY PUBLIC

My commission expires: 5/19/18

CASSI CLARK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY