WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077939 DEEDWARR
Recvd: 10/16/14 09:03 2 pgs
Fees:13.00 Taxes:447.70

20141016-0095479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duke & Duke, LLC	New Owner	082-04-0-386.00
(NAME)	(NAME)	
342 Cool Springs Blvd., Suite 202		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Aaron L. Chamberlain**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke & Duke, LLC**, 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 the west 17 ½ feet of Lot No. 3 and the east 32 ½ feet of Lot No. 4, on the Map of James Burns' Subdivision, as shown on plat of record in Book 421, page 40, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said lots adjoin and front together 50 feet on the northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aaron Chamberlain by Warranty Deed from Juanita Bratcher, dated October 22, 2007, of record in Instrument No. 20071029-0127261, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Aaron L. Chamberlain by Quitclaim Deed from Yvonne A. Chamberlain, dated April 6, 2010, of record in Instrument No. 20100430-0032860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015 , which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 421, page 40; Rights of Way of Petway Avenue and an alley; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 913 Petway Avenue, 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 hand this 10th day of October, 2014.

Aaron L. Chamberlain

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Aaron L. Chamberlain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville Tennessee, this 10th day of October, 2014.

Notary Public

My Commission Expires: 12/12/14

SAMANTHA HELTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY