WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/14 08:52 2 pgs
Fees:13.00 Taxes:658.60
20141226-0117723

R-SC-14-0637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-23-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Annie Thomas and Joseph Thomas, III	Academy Mortgage Corporation	
(NAME) **637 Nawakwa Trail**	(NAME) 1220 East 7800 South	**063-01-0-012.01**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Sandy, UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRYSALIS PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNIE THOMAS AND JOSEPH THOMAS, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 1 on the Plan of Nawakwa Hills Annex of record in Plat Book 843, Page 64, in the Register's Office for Davidson County, Tennessee, and described partially according to a copy of survey made by H. Gee, dated September 13, 1951, and more particularly described as follows:

Beginning at a point in the south margin of Nawakwa Trail 105.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 13 minutes East 105.0 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Carlos R. Pinto, a married man by Deed from Boyce E. Overton and Linda C. Overton, husband and wife of record at Instrument No. 20010403- 0032339, Register's Office for Davidson County, Tennessee, dated March 28, 2001 and recorded on April 3, 2001.

Being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee of record at Instrument No. 20131223-0129551, Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on December 23, 2013.

Being the same property conveyed to Chrysalis Properties, LLC by Special Warranty Deed deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20140305-0018373 Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on March 5, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **637 Nawakwa Trail , Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF DECEMBER, 2014.

Chrysalis Properties, LLC

Sandra Chamberlain, Trustee of the Revocable
Living Trust of Sandra Chamberlain, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA CHAMBERLAIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE OF THE REVOCABLE LIVING TRUST OF SANDRA CHAMBERLAIN, Sole Member of CHRYSALIS PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he/she as such TRUSTEE OF THE REVOCABLE LIVING TRUST OF SANDRA CHAMBERLAIN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of December, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Certificate of Authenticity

I, Gail Hudson do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18