WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002120 DEEDWARR
Recvd: 01/09/15 10:17 16 pgs
Fees:83.00 Taxes:451.40
20150109-0002479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 8th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Chambers	New Owner	
(NAME)	(NAME)	
216 Lowell Ct.		63-16-A-46 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, **SHEILA ROSE HORTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY L. CHAMBERS AND WIFE, LISA K. CHAMBERS,** 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 Lot 169, HAMPTON PARK, (FORMERLY CHITWOOD DOWNS), as shown on plat of record in Plat Book 6900, Pages 550-552, corrected by Certificate of Correction recorded in Book 7462, Page 445 and Amendment recorded in Book 8181, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheila Rose Horton, unmarried by Warranty Deed from Len D. Atkins and Norma Y. Davis, husband and wife, recorded on the 31st day of August, 2004 in Instrument No. 20040831-0105290, in the Register's Office of Davidson County, Tennessee. Sheila Rose Horton married Allen Gene Satterfield on January 18, 2005. The parties have since divorced pursuant to Final Divorce Decree under Docket No. 14D-1536, in the Third Circuit Court For Davidson County Tennessee see attached Exhibit "A" for divesting of the marital interest for Allen Gene Satterfield out of the above property.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6900, Page(s) 550, 551 and 552, corrected by Certificate of Correction recorded in Book 7462, Page 445 and Amendment recorded in Book 8181, Page 112, said Register's Office; and (c) restrictive covenants of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office; (d) Charter of Chitwood Downs Homeowners Association recorded in Book 7431, Page 204 and Charter of Hampton Park Homeowners Association recorded in Book 8517, Page 762, said Register's Office; (e) Easement for Utility, recorded in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8657, Page 179 and Book 8951, Page 797, said Register's Office; (f) Easement for Ingress and Egress, recorded in Book 8739, Page 991, said Register's Office; (g) Easement for Sewer, recorded in Book 11030, Page 740, Book 11030, Page 743 and Book 11030, Page 785, said Register's Office; (h) Conveyance of common areas recorded in Book 8207, Page 276, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 664 Granwood Blvd., Old Hickory, TN 37138

(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.

Return To:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 8th day of January, 2015.

Sheila Rose Horton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Rose Horton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of January, 2015.

Commission expires: 11/3/15

Notary Public

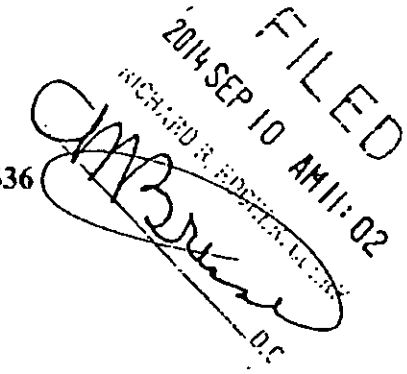
KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 3, 2015

Copy

EXHIBIT "A"

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

SHEILA ROSE SATTERFIELD,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	Case No. 14D-1536
	)	
ALLEN GENE SATTERFIELD,	)	
	)	
Defendant.	)	



FINAL DECREE OF DIVORCE

This cause came on to be heard on the 10th day of September , 2014 before the Honorable Phillip Robinson, Judge of the Third Circuit Court for Davidson County, Tennessee, upon the Complaint for Divorce filed by the Wife on June 17, 2014, the presentation to the Court of a signed Marital Dissolution Agreement filed on June 17, 2014, and the entire record herein, from all of which the Court affirmatively finds that the parties have suffered irreconcilable differences in their marriage and that Wife shall be granted a divorce from Husband on the ground of irreconcilable differences; that the parties have made adequate and sufficient provision by written agreement for the equitable settlement of all property rights existing between them and that the Agreement should be approved by the Court. The Court further affirmatively finds that the parties have complied with the provisions of T.C.A. §36-4-133 with respect to termination of health insurance coverage.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED THAT Wife, Sheila Rose Satterfield, is hereby awarded an absolute divorce from Husband, Allen Gene Satterfield., upon the ground of irreconcilable differences and is hereby restored to all the rights and privileges of an

Copy

unmarried person and the bonds of matrimony heretofore existing between the parties is hereby dissolved.

IT IS, FURTHER, ORDERED, ADJUDGED and DECREED that the Marital Dissolution Agreement entered into between the parties shall be and is hereby approved by the Court and made an Order of the Court and incorporated into this Final Decree in words and figures as follows:

Copy

It further appears to the Court that the current address of Wife is 664 Granwood Blvd., Old Hickory, TN 37138, and the current address of Husband is 1015 Halcyon Avenue, Nashville, TN 37204.

IT IS, FURTHER, ORDERED, ADJUDGED AND DECREED that Wife be and is hereby restored to her maiden name, which is Sheila Rose Horton.

IT IS, FURTHER, ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to Wife, for which execution may issue if necessary.

Entered this 10 day of SEPTEMBER, 2014.

HONORABLE PHILLIP ROBINSON
CIRCUIT COURT JUDGE

APPROVED FOR ENTRY:

Patricia G. Campbell

PATRICIA G. CAMPBELL, #12008
Attorney for Sheila Rose Satterfield
2707 Valley Brook Place
Nashville, TN 37215
(615) 259-3167

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing to Allen Gene Satterfield, addressed to him at 1015 Halcyon Avenue, Nashville, TN 37204, by U. S. Mail, postage prepaid this 10 day of September, 2014.

Patricia G. Campbell
PATRICIA G. CAMPBELL

satterfield.814.final.decree

Copy

THIRD CIRCUIT FILED

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE 2014 SEP 17 PM 3:01

RICHARD R. ROUNTREE, CLERK

D.C.

SHEILA ROSE SATTERFIELD,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	**Case No.** 14D1536
	)	
ALLEN GENE SATTERFIELD,	)	
	)	
Defendant.	)	

MARITAL DISSOLUTION AGREEMENT

THIS AGREEMENT is made between SHEILA ROSE SATTERFIELD, hereinafter referred to as Wife, and ALLEN GENE SATTERFIELD., hereinafter referred to as Husband.

WITNESSETH:

WHEREAS, the parties were married on January 18, 2005, in Springfield, Robertson County, Tennessee, and are presently living separately and apart and desire to enter into a marital dissolution agreement and tender same to the Court for approval in the event a decree of divorce is granted in this cause; and

WHEREAS, certain differences have arisen between the parties which appear to be irreconcilable and as a result Wife will file a divorce action against Husband in the Circuit Court for Davidson County, Tennessee. Both parties have been advised of their respective rights and responsibilities, one to the other and by entering into this Agreement submits his or her person and property to the jurisdiction and venue of said Court and waives further service of process and waives

Copy

filing an answer to the Complaint, such waiver being valid for one hundred eighty (180) days from the date the last party signs this Agreement.

WHEREAS, the parties desire to enter into a written agreement with regards to their marital and property rights and obligations for payment of debts and to make transfers of interests of property pursuant to such agreement in an amicably and mutually acceptable manner such that said divorce action shall proceed uncontested.

The parties further desire that this Agreement be approved by the Court and be incorporated verbatim into any decree of divorce which may be entered dissolving their marriage.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and undertakings hereinafter more fully set forth and for other good and valuable consideration, the parties agree as follows:

1. DIVORCE. Wife shall proceed to trial and obtain a divorce on the grounds of irreconcilable differences. The Marital Dissolution Agreement shall be submitted to the Court for approval and, if approved, be made part of the Court's Final Decree.

2. SERVICE OF PROCESS. Husband hereby agrees to waive service of process in this cause.

3. WAIVER. The parties hereto, exclusive of the terms and provisions of this agreement, each waive all rights, title, and interest, consummate and inchoate, in and into the property in the estate of the other by way of expectancy or reversion or otherwise, including marital, insurance, contractual, and all other rights by way of dower, homestead, exemption, alimony, or otherwise, in the present or in expectancy as to any and all property in the estate of the other, and

Copy

each of the parties does hereby release and discharge the other from any and all control, claims, demands, actions, or causes of actions, except as to the obligations imposed by this instrument or by the Court's decree, this being intended as the full, final, and complete settlement of the property, marital and otherwise of the parties hereto.

Both parties waive any separate and distinct claim to retirement and pension benefits of the other except as set out by this agreement herein, although they have been advised of their rights regarding pension and retirement benefits.

4. REAL PROPERTY. Wife is sole owner of certain real property (hereinafter "the Marital Residence") located at 664 Granwood, Blvd., Old Hickory, TN 37138. Wife is the sole obligor on the mortgage indebtedness to Regions Bank in the amount of $910.00 per month. The parties agree that, upon entry of the Final Decree of Divorce, all of Husband's right, title, equity and interest in the Marital Residence shall be divested out of Husband and vested solely in Wife. Husband shall execute a quitclaim deed when presented vesting all of his right, title, equity and interest in the Marital Residence in Wife.

5. OTHER ASSETS. Wife shall receive as her sole and separate property the trust and/or security accounts and other assets which were received by her as gifts or inheritances during the marriage, free from any claim by Husband. Husband shall receive as his sole and separate property trust and/or security accounts and other assets which were received by him as gifts or inheritances during the marriage, free from any claim by Wife.

Wife shall receive as her sole and separate property, free and clear of any individual claims by Husband all stocks or bonds in her individual name or held for her benefit. Husband shall receive

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as his sole and separate property, free and clear of any individual claims by Wife all stocks or bonds in his individual name or held for his benefit.

6. PERSONAL PROPERTY. The parties have heretofore divided all items of personal property between them to their mutual satisfaction. Each party, by signing this agreement, ratifies the division of property and agrees to make no claim against the property in the possession of the other.

7. AFTER ACQUIRED PROPERTY. The parties acknowledge that between the date of execution of this agreement and entry of a Final Decree of Divorce, the parties may acquire additional property, either real, personal or mixed. The parties agree each shall own such after acquired property as his or her sole property free and clear of any interest or claim of the other.

8. BANK ACCOUNTS. It is agreed that each party shall own as his or her sole property any and all bank accounts being checking, savings, or otherwise, that each has in his or her sole name. It is agreed by and between the parties that each party shall relinquish any claim that he or she may have in any funds in the bank account in the name of the other.

9. LIFE INSURANCE POLICIES. Except as provided in this Marital Dissolution Agreement, all policies of insurance on the life of either party, including the accumulated cash surrender value associated with said policies, shall be the sole and separate property of the party whose life is insured, free and clear of any claim by the other party. Further, in the event either party has borrowed against the cash value associated with the policy or policies on his or her life, such party shall be solely and separately responsible for repaying the indebtedness and shall hold the other party harmless and indemnify the other party from liability thereafter.

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10. BENEFICIARIES. The parties agree that, except as otherwise provided by the terms of this agreement, all documents heretofore executed by either party which designate the other party as a beneficiary, shall be and are hereby revoked. Such documents shall include, but not be limited to, powers of attorney, beneficiary designations under insurance policies, annuities, retirement programs, employee benefit programs and bank accounts. It is the intent of the parties to this agreement that neither party shall receive any proceeds as a beneficiary of the other party from and after execution of this agreement unless otherwise provided by the terms of this agreement or unless a new beneficiary designation is hereafter executed designating the other party as a beneficiary.

11. ENTIRE AGREEMENT. This agreement contains the entire understanding and agreement between the parties. All prior and oral agreements are hereby merged with this agreement. There are no representations, warranties, covenants, or undertakings other than those expressly set forth herein, and each party enters into this contract voluntarily, advisedly, and with full knowledge of the financial condition, nature, character, and value of the other's estate. This agreement shall be binding upon and inure to the benefit of the parties hereto, their personal representatives, heirs and assigns. The laws of the State of Tennessee shall govern this agreement in all respects.

12. NON-COMPLIANCE. Should either party incur any expense for legal fees as a result of the breach of any portion of this Marital Dissolution Agreement by the other party, the Court shall award reasonable attorney's fees and suit expenses to the non-defaulting party which are reasonably incurred. No breach, waiver, or default of any of the terms of this agreement shall constitute a waiver of any subsequent breach or default of any of the terms of this agreement.

13. MARITAL DEBTS. It is agreed by and between the parties that each party shall be

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solely responsible for any debts that he or she has acquired in his or her respective names and not set forth specifically herein and that each shall indemnify and hold the other harmless thereon. The parties further agree that Husband shall have sole responsibility for payment of the obligation to Allied Financial on the 2013 Chevy Impala (VIN#2G1WA5E37D1192592) and shall indemnify and hold Wife harmless thereon.

The parties further agree that Wife shall have sole responsibility for payment on the joint obligation on the Southeast Credit Union Visa having an approximate balance in the amount of $795.00 on June 1, 2014.

The parties further agree that Wife shall have sole responsibility for payment on the joint obligation to Care Credit (GE Capital Retail Bank Account #8934) having an approximate balance in the amount of $1,600.00 on June 1, 2014.

The parties further agree that neither party shall incur any further charges the Southeast Credit Union Visa or on the Care Credit Account and that both accounts shall be closed on or before entry of the Final Decree of Divorce.

14. DEBTS. In the event a creditor of either party seeks to compel the other party to pay any debt for which that party is not responsible, either by contract or pursuant to the terms of this agreement, the party against whom the claim is made shall be entitled to recover from the other party the amount of any payment he or she makes, including reasonable attorney's fees.

This agreement does not necessarily affect the ability of a creditor to proceed against a party or a party's property, even though the party is not responsible under the terms of the

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Final Decree for an account, any debt associated with an account or any debt. It may be in a party's best interest to cancel, close, or freeze any jointly held accounts.

15. ACCEPTANCE BY THE PARTIES. With respect to each party's responsibility for the payment of certain debts and liabilities and his or her obligation to hold the other harmless for the payment thereof, the parties understand and agree that his or her obligation is a non-dischargeable debt under 11 U.S.C. § 523(5) of the Bankruptcy Code, this obligation being part of the final financial support settlement for both parties. This financial obligation on the part of both parties is not a part of the property settlement. The division of property is set forth elsewhere in the Marital Dissolution Agreement.

16. RETIREMENT PLANS. The parties acknowledge that they may each have acquired an interest in certain retirement or pension benefits as a result of their respective employment. Each party agrees to relinquish any claim or interest that he or she might have in the retirement or pension benefits of the other so that each party shall own his or her retirement or pension benefits as his or her sole property, free and clear of any interest or claim of the other.

17. FUTURE HEALTHCARE NEEDS. Subsequent to the termination of the marriage herein, neither party shall be required to maintain health insurance on the other or to contribute to the cost associated therewith, and additionally, neither party shall be required to contribute to the future healthcare needs of the other party.

18. TAXES. The parties agree to file separate federal income tax returns for 2014. Each party is to be solely responsible for his or her individual tax obligations and further agrees to hold the other harmless on any tax obligation.

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19. NO TAX ADVICE. Both parties acknowledge that neither of them is relying upon any tax advice from his or her respective attorney and that said attorneys have expressed no expertise regarding the tax ramifications or tax consequences arising out of this agreement. Each of the parties has been advised by his or her attorney to seek tax counseling regarding the consequences of this agreement from his or her own accountant or tax attorney and each of the parties acknowledge that he or she has had an opportunity to do so.

20. TAX EXEMPT STATUS. This agreement is a transfer of appreciated property between spouses in connection with a divorce and is not a sale or exchange or other disposition, but represents a division of property by co-owners.

21. FUTURE INDEBTEDNESS. Each of the parties hereto covenants with the other that, from and after the date of signing this Marital Dissolution Agreement, neither will contract any indebtedness from the credit of the other without proper authority.

22. RESTRAINING PROVISIONS: It is agreed by and between the parties that both parties shall be permanently restrained and enjoined from molesting, harming, interfering with, intimidating or imposing any restraint upon the other, except as set out in this agreement. Each party shall be free from interference, authority, and control, direct or indirect, by the other, as fully as if he or she was single and unmarried.

23. ALIMONY. It is agreed by and between the parties that neither party shall make any claim for alimony against the other, either now or in the future.

24. MAIDEN NAME. The parties agree that Wife shall be restored to her maiden name, which is Sheila Rose Horton, if she so desires.

COPY

25. SEVERANCE. Should the Court hold that any portion of this agreement is invalid, the remainder shall be in full force and effect and the invalid portion shall be struck from the agreement or modified as the Court shall order.

26. VOLUNTARY EXECUTION. Each party acknowledges that this agreement has been entered into of his or her own volition with full knowledge and information including tax consequences. In some instances, it represents a compromise of disputed issues. Each believes the terms and conditions to be fair and reasonable under the circumstances. No coercion or undue influence has been used by or against either party in making this agreement. Each party acknowledges that no representations of any kind have been made to him or her as inducement to enter into this agreement, other than the representations set forth herein.

27. MODIFICATION. A modification or waiver of any of the provisions of this agreement shall be effective only if made in writing and executed with the same formality as this agreement. Failure of any party to insist upon strict performance of any of the provisions of this agreement shall not be construed as a waiver of any subsequent default of the same or similar nature.

28. COURT COSTS AND ATTORNEY FEES. The parties agree that Wife shall pay the court costs arising out of this divorce proceeding. The parties further agree that only Wife is represented by Patricia G. Campbell. Each party acknowledges his or her right to have an attorney represent him or her in this matter. Any decision not to retain an attorney is made freely, voluntarily and with knowledge of the right to any attorney. It is agreed between the parties that each party will be responsible for the payment of his or her attorney's fees for representation in this matter.

COPY

29. MISCELLANEOUS PROVISIONS.

a. The parties agree to execute any and all such titles or documents necessary to effect the terms of this agreement.

b. It is understood and agreed between the parties that this agreement shall be submitted to the Court for ratification and incorporation into the Final Decree of Divorce between the parties. By the signing of this agreement, the parties stipulate to these terms being enforceable as if they were, the moment of signing, an Order of this Court.

IN WITNESS WHEREOF, the said parties, having read this instrument and familiarized themselves with its contents, have signed and executed this instrument on the 13th day of June, 2014, as to Wife, and the 13th day of June, 2014 as to Husband.

SHEILA ROSE SATTERFIELD

ALLEN GENE SATTERFIELD

COPY

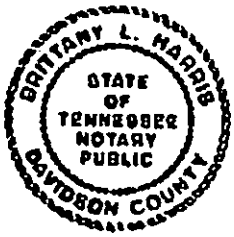
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHEILA ROSE SATTERFIELD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Hermitage, 2:11 pm, Tennessee, this 13th day of June, 2014.

Brittany L. Harris
NOTARY PUBLIC

My Commission Expires: May 8, 2018



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN GENE SATTERFIELD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Hermitage, 2:12 pm, Tennessee, this 13th day of June, 2014.

Brittany L. Harris
NOTARY PUBLIC

My Commission Expires: May 8, 2018

satterfield.514.mda

