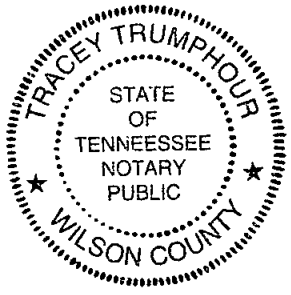
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan L. Chambers	Dan L. Chambers	064160D18000CO
(NAME)	(NAME)	
216 Lowell Ct	216 Lowell Ct	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paula K. Breuer, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dan L. Chambers, Husband and Wife Lisa K. Chambers, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 150 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paula K. Breuer, a single woman by Warranty Deed from Norma Jean Murphey, an unmarried woman, dated May 11, 2010 and filed in Instrument Number 20100519-0038571, said Register's Office.

All matters as set forth per Instrument 200205280064435, said Register's Office.

Declaration of Restrictive Covenants for Truxton Park of record in Instrument 200010300107559, said Register's Office.

Third Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park of record in Instrument 200205060055597, said Register's Office.

Third Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park of record in Instrument 200207180086907, said Register's Office.

Restrictions of record in Instrument 200503110027269, said Register's Office.

By-Laws of record in Instrument 200011010108604, said Register's Office.

Easement of record in Book 5699, Page 537, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150030786 DEEDWARR
Recvd: 04/23/15 10:44 2 pgs
Fees:13.00 Taxes:591.26

20150423-0036408

Easement of record in Book 4910, Page 838, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument
200012080121300, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200205240063322, said Register's Office.

Charter of Truxton Park Homeowners Association, Inc. of record in Instrument 200011010108603, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2701 Spring Farm Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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/or 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 21st day of April, 2015.

Paula K Breuer

Paula K. Breuer

State of Tennessee
County of Wilson

Personally appeared before me Paula K. Breuer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2015.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122