WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150060266 DEEDWARR
Recvd: 07/23/15 13:25 2 pgs
Fees: 13.00 Taxes: 573.50
20150723-0072428

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Andrea R. Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2015.

Mary P. Newby
Notary Public

MARY P. NEWBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires NOV. 6, 20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Grant Chambers	New Owner	
(NAME)	(NAME)	
405 Montego Cove		97-8-34
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **MONICA L. JOHNSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL GRANT CHAMBERS, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Lake Park, Section 6, of record in Plat Book 4885, page 176, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monica L. Thompson, married by Deed from Jimmie A. Turner, married of record in Instrument No. 20050202-012317, said Register's Office.

Being the same property conveyed to Monica L. Johnson, unmarried by Quitclaim Deed from Monica L. Thompson, unmarried (nka Monica L. Johnson) of record in Instrument No. 20130802-0080711, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 4885, page 176, said Register's Office; and (c) restrictive covenants of record in Book 5057, page 431, said Register's Office; (d) charter of record in Book 4669, page 746 and Book 9949, page 538, said Register's Office..

unimproved
This is improved x property, known as 405 Montego Cove, 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 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 17th day of July, 2015.

MONICA L. JOHNSON

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica L. Johnson, 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 17th day of July, 2015.

Notary Public

Commission expires:

12/5/17

Linda G. Hastings
Notary Public,
State of Texas
Expires:12-05-2017