THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20150064153 DEEDWARR
Recvd: 08/04/15 11:32 2 pgs
Fees:13.00 Taxes:351.50
20150804-0077110

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carolyn Marie Wall 21 Vaughn's Gap Road # J-158 Nashville, TN 37205	Magna Bank 6525 Quail Hollow Rd. Suite 300 Memphis, TN 38120	129-15-0A-158.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NICHOLAS A. CHAMBERS**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **CAROLYN MARIE WALL, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 158 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Meade Highlands Condominiums of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Nicholas A. Chambers, an unmarried man, by Warranty Deed, from John Ryan Koltiska, of record on 06/13/2007, at Instrument No. 20070613-0070777, Davidson County Register of Deeds.

This is improved property known as **21 Vaughn's Gap Road # J-158, Nashville, Tennessee 37205**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **3rd** day of **August, 2015**:

Nicholas A. Chambers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NICHOLAS A. CHAMBERS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2015.

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $95,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2015:

Notary Public

My Commission Expires: 10/23/18

COURTNEY K. BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2018