Davidson County DEEDWARR
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Fees:23.00 Taxes:2775.00
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#32749

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32749-11-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Jane Ward Hemmings Affiant Subscribed and sworn to before me this 1st day of December, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2016

WARRANTY DEED

Address New Owner: Jane Ward Hemmings 2307 Oxford Rd. Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 02 0 141 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott C. Chambers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Ward Hemmings, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 2307 Oxford Rd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

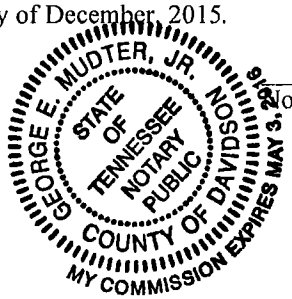
IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2015.

Scott C. Chambers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott C. Chambers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2015.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Block 3, Lots 8,9 & Part of A Development of Stokes Tract, as of record in Plat Book 8250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Scott C. Chambers and wife Carrie M. Chambers by deed dated October 28, 1993 from Estate of Abigail G. Randolph of record in Book 9134, page 591, Register's Office for Davidson County, Tennessee. Corrected in Book 9145, page 114, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce entered in Docket No. 97D-1951, Circuit Court for Davidson County, Tennessee, Carrie Lee McGee Chambers conveyed her interest in subject property to Scott C. Chambers by Quitclaim Deed dated March 2, 1998, of record in Book 10839, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2016 and subsequent years, a lien but not yet due and payable.
2. All matters appearing on the Plan of record as Book 8250, page 615, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140826-0077635, and Instrument No. 20140224-0015602, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

