Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2016.

Notary Public
My commission expires: January 11, 2019

STEPHANIE MCBEATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1512-38487

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip E. Chamblee 5127 Old Hickory Blvd Nashville, TN 37218	New owner	056-00-0-126.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blake R. Hutson, Trustee of the Carol M. Garland Living Trust dated December 13, 2013**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Philip E. Chamblee**, hereinafter called the Grantees, their successors 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 No. 2, on the Plan of Daniel Boone Log Homes, of record in Instrument No. 20070911-0108878, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger D. Garland by Quitclaim Deed from Violeta Garland, dated February 12, 1999, recorded February 26, 1999, of record in Book 11357, Page 541, Register's Office for Davidson County, Tennessee, correcting instrument of record in Instrument No. 201403258-0025854, said Register's Office. The said Roger D. Garland having since died on September 14, 2013, leaving a Last Will and Testament that was admitted to Probate in Jackson, County, Tennessee, (Docket No. 2014-CV-4) on January 21, 2014, Clerk & Master's Office.

Further being the same property conveyed to Carol M. Garland by Correction of Executor's Quitclaim Deed from Carol M. Garland, personal representative of the Estate of Roger D. Garland, deceased, dated February 26, 2015, recorded March 9, 2015, of record in Instrument No. 20150309-0020030, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blake R. Hutson, Trustee of the Carol M. Garland Living Trust dated December 13, 2013 by Trustee's Quitclaim Deed from Carol M. Garland, dated February 26, 2015, recorded March 18, 2015, of record in Instrument No. 20150318-0023200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5134 Ashland City Highway, Nashville, TN 37218.

Davidson County DEEDWARR
Recvd: 01/19/16 13:47 3 pgs
Fees:18.00 Taxes:236.80
20160119-0005170

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of January, 2016.

Blake R. Hutson Trustee

Blake R. Hutson, Trustee of the Carol M. Garland Living Trust dated December 13, 2013

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Blake R. Hutson, Trustee of the Carol M. Garland Living Trust dated December 13, 2013**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in BIRMINGHAM, AL, this 18 day of January, 2016.

Notary Public

My Commission expires: 06/19/2016

AARON JAMES SCROGGINS NOTARY PUBLIC ALABAMA STATE AT LARGE

Revised
01202014

True Copy Certification

I, CECILIA HENSLEY, 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.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, STEPHANIE MCPEAKE a notary public for this county and state, CECILIA HENSLEY, 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: JANUAY 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY