BILL GARRETT, Davidson County
Trans:T20160016386 DEEDWARR
Recvd: 02/29/16 12:56 2 pgs
Fees:13.00 Taxes:555.00
20160229-0018958

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

X Sandra Chamberlain

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb., 2016

Notary Public

MY COMMISSION EXPIRES: 7-19-16

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
SANDRA CHAMBERLAIN	New Owner	090160/139.00
(NAME) 6002 Landmark Pl.	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, ALBERT O, DANIELS, JR., HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA CHAMBERLAIN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 321 ON THE PLAN OF CHARLOTTE PARK, SECTION ELEVEN, AS OF RECORD IN BOOK 2900, PAGES, 77, 78, 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 72 FEET ON THE SOUTHWESTERY SIDE OF RIVER ROUGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ALBERT O. DANIELS, JR. AND WIFE, MARILYN ROBISON DANIELS, BY QUITCLAIM DEED FROM JOYCE BRAGG ROBISON, RECORDED ON JANUARY 20, 1989, OF RECORD IN BOOK 7755, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND IN QUITCLAIM DEED RECORDED ON OCTOBER 3, 2001, IN INSTRUMENT NO. 20011003-0107309, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID MARILYN ROBISON DANIELS IS DECEASED. HER DATE OF DEATH WAS APRIL 6, 2014.

This is improved property, known as 531 RIVER ROUGE DRIVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 24th day of Feb, 2016.

ALBERT O. DANIELS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALBERT O. DANIELS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of Feb, 2016.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY