THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016. Notary Public MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160027814 DEEDWARR
Recvd: 04/06/16 09:31 2 pgs
Fees:13.00 Taxes:1405.63
20160406-0032814

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Schwartzmiller & Mark Chamberlain	Farmington Mortgage, div of CapStar Bank	MAP 104-14
2700 Linmar Avenue	2002 Richard Jones Rd #300	PARCEL 035.00
Nashville, TN 37215	Nashville TN 37215	
(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, WE, **George Roger Chalkley and Linda Sealy, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Schwartzmiller and Mark Chamberlain, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northwesterly right-of-way line of Woodlawn Drive and the northeasterly right-of-way line of Linmar Avenue, 40 feet in width; thence leaving the northwesterly right-of-way line of Woodlawn Drive with the northeasterly right-of-way line of Linmar Avenue, North 36° 46' 34" West 77.60 feet to an existing iron pipe, at the corner common with the property of Deborah K. Doll, as of record in Deed Book 6300, Page 124, in the Register's Office for Davidson County, Tennessee; thence leaving the northeasterly right-of-way line of Linmar Avenue, with the southeasterly property line of Deborah K. Doll, North 55° 58' 48" East 100.50 feet to an iron rod set, in the southeasterly right-of-way line of Interstate 440; thence with the southwesterly right-of-way line of Interstate 440, South 24° 30' 00" East 77.68 feet, at the intersection with the northwesterly right-of-way line of Woodlawn Drive, with a curve to the left, along an arc length 83.99 feet, the central angle of which is 07° 58' 53", the radius of 602.96 feet, the chord of which is South 55° 21' 50" West 83.93 feet to the POINT OF BEGINNING, according to a survey prepared by R. Scot Cherry, Cherry Land Surveying, Inc., dated April 7, 2011, License No. 1512, containing 7,022 square feet or 0.161 acres, more or less.

Being the same property conveyed to George Roger Chalkley and Linda Sealy, husband and wife with rights of survivorship by Warranty deed from Thomas Frericks and wife, Ashley H. Frericks of record in Instrument No. 20110418-0029732 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 18, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2700 Linmar Avenue, Nashville, TN 37215.**

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 our hands this the 30th day of March, 2016.

George Roger Chalkley

Linda Sealy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Roger Chalkley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of March, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 30th day of March, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN