BILL GARRETT, Davidson County
Trans:T20160028192 DEEDWARR
Recvd: 04/07/16 09:16 2 pgs
Fees:13.00 Taxes:555.00
20160407-0033272

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16136

Send Tax Bills To:
Quicken Loans
1050 Woodard Ave.
Detroit, MI 48226-1906

New Owner is:
Bradley Biel
9694 Sapphire Ct.
Brentwood, TN 37027-2230

MAP: 120-01-0

PARCEL: 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Erika Chambers, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bradley Biel, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1211 Catina Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot Nos. 30 and 31, on the plan of First Addition, Miro Meadows, as shown by plat appearing of record in Plat Book 1424, Page 106, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

BEING the same property conveyed to Erika Chambers, unmarried, by Warranty Deed from Johnny F. Huffman, II, a married man, dated 5/14/10 and recorded 6/1/10 in Instrument No. 20100601-0041523, Register's Office for Davidson County, Tennessee.

EC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of April, 2016.

GRANTOR(S):

ERIKA CHAMBERS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Erika Chambers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of April, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

SWORN TO and subscribed before me this 5th day of April, 2016.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017