Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0315HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2016.

Notary Public
Commission Expires: 9-11-17

BILL GARRETT, Davidson County
Trans:T20160036527 DEEDWARR
Recvd: 05/03/16 10:49 2 pgs
Fees:13.00 Taxes:555.00
20160503-0043369

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Chamberlin 1253 Rugby Drive Nashville, TN 37207	Caliber Hm. Loans 3701 Regent Blvd Suite 180 Irving, TX 75063	04107006100

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Todd L. Fales and wife, Connie Fales

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Chamberlin and Tenna Chamberlin, husband and wife

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:

Situated in Davidson County, Tennessee, being Lot No. 356 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Todd L. Fales and wife, Connie Fales by Warranty Deed from W.R. Bruce Jr., a widower, dated 4/27/06 and filed for record on 5/01/06 in Instrument No. 20060501-0049400, in Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument # 20160303-0043368, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1253 Rugby Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2016.

Todd L. Fales

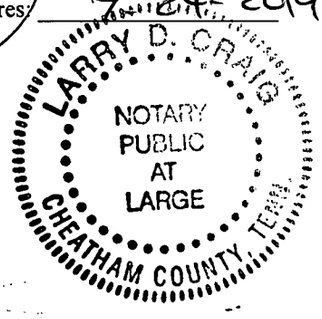
Connie by Todd L. Fales Attorney in Fact
Connie Fales by Todd L. Fales, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of April, 2016.

Notary Public
My Commission Expires: 7-24-2019



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd L. Fales** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Connie Fales** and that he is authorized by **Connie Fales** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of April, 2016.

Notary Public
My Commission Expires: 7-24-2019

