WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/16 10:03 3 pgs
Fees:18.00 Taxes:591.63
20160505-0044446

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Chiarra L. Conn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chiarra L. Conn	Peoples Home Equity	063160A04600CO
(NAME)	(NAME)	
664 Granwood Avenue	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Danny L. Chambers and Wife, Lisa K. Chambers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chiarra L. Conn, an unmarried woman**, hereinafter called the GRANTEE(S), 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. 169,on the plan of Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551, and 552, corrected in Certificate of Correction of record in Book 7462, Page 445 and by Surveyor's Certificate of Correction of record in Book 8110, Page 401, and by Amendment to Change Name of record in Book, 8181, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Danny L. Chambers and wife, Lisa K. Chambers by Warranty Deed dated 01/08/2015 from Sheila Rose Horton, unmarried of record in Instrument 20150109-0002479, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Pages 550 through 552, Certificate of Correction as recorded in Book 7462, Page 445, Surveyor Certificate of Correction in Book 8110, Page 401, and Amendment to Plat as recorded in Book 8181, Page 112, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, as amended of record in Book 7451, Page 739, as amended of record in Book 8336, Page 393, said Register's Office. Warranty Deed of Flowage Easement of record in Book 2247, Page 75, said Register's Office. Easement of record in Book 7460, Page 930, said Register's Office. Easement of record in Book 7489, Page 515, said Register's Office. Easement of record in Book 8007, Page 235, said Register's Office. Agreement for Dedication of Public Utilities Easement Easement of record in Book 8657, Page 179, said Register's Office. Ingress/Egress Easement Agreement Easement of record in Book 8739, Page 991, said Register's Office. Easement of record in Book 8951, Page 797, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 11030, Page 740, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of

record in Book 11030, Page 743, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 11030, Page 785, said Register's Office. Charter of record in Book 7431, Page 204, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Book 8207, Page 276, said Register's Office. Charter of record in Book 8517, Page 762, said Register's Office. Charter of record in Book 8833, Page 216, said Register's Office. Deed to the Homeowner's Association of record in Book 8951, Page 797, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 664 Granwood Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of May, 2016.

Danny L. Chambers

Lisa K. Chambers

State of Tennessee
County of Wilson

Personally appeared before me Danny L. Chambers and Lisa K. Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

