BILL GARRETT, Davidson County
Trans:T20160046563 DEEDWARR
Recvd: 06/02/16 14:15 2 pgs
Fees:13.00 Taxes:1204.35
20160602-0055759

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$325,500.00.** Affiant Subscribed and sworn to before me, this the 31st day of May, 2016. Notary Public My commission expires: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Jeffery Adam Chambers** **Stephanie Sharon Romero**	Send Tax Bills To: Farmington Financial DIV of Capstar Bank	Map-Parcel Numbers **Map 142-15-0-E Parcel 008.00co**
7028 Wild Iris Drive	2009 Richard Jones Rd #300A	
Nashville, Tennessee 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey L. Allen and wife, Jamie L. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Adam Chambers and Stephanie Sharon Romero

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, being Lot No. 8 on the Plan of Wildflower Place, a Planned Unit Development, as of record in Book 9700, Page 444 and as corrected in Book 10638, Page 498, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeffrey L. Allen and wife, Jamie L. Allen, by Warranty Deed from Richard Wommack, II and wife, Kelly Wommack, of record in Instrument No. 20090528-0048884, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1)The Plan of record in Book 9700, Page 444 and as corrected in Book 10638, Page 498, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2)Agreement for Dedication of Public Utilities Easement of record in Book 9981, Page 190, Register's Office for Davidson County, Tennessee. 3)Declaration of Restrictive Covenants of Wildflower Place of record in Book 10395, Page 316 and Supplement, Amendment and Restatement of record in Book 10842, Page 1, Register's Office for Davidson County, Tennessee. 4)Charter of Wildflower Place Homeowners' Association, Inc., of record in Book 10841, Page 990, Register's Office for Davidson County, Tennessee.

This is improved (_x___) Unimproved (____) property, known as **7028 Wild Iris Drive, Nashville, Tennessee 37221**

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 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 my/our hand(s) this **31st** day of **May, 2016.**

Jeffrey L. Allen

Jamie L. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey L. Allen and Jamie L. Allen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2016.**

Notary Public

My Commission Expires: 2/13/17

