WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/16 15:29 3 pgs
Fees:18.00 Taxes:717.80
20160815-0085002

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Vikki A. Madray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(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
THE DEMARINO TRUST AGREEMENT DATED FEBRUARY 13, 2001	Wilson Bank & Trust	064-11-0-A 047.00CO
(NAME)	(NAME)	
811 S Chestnut Court	1436 W Main St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **David Chamberlain and Donna Chamberlain, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Yolanda Demarino,Trustee and/or her successors in Trust as Trustee of THE DEMARINO TRUST AGREEMENT DATED FEBRUARY 13, 2001"**, 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. 47, on the plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Page 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Chamberlain and wife, Donna Chamberlain by Warranty Deed from Cecilia McDonald O' Brien, as to a 1/4 undivided interest, Marsha McDonald as to a 1/4 undivided interest, Kimberly Mai McNeill Dibble as to a 1/6 undivided interest, Virginia Starr McNeill Johnson as to a 1/6 undivided interest, and Jamie Elizabeth McNeill Smith as to a 1/6 undivided interest, dated 09/14/2007, recorded 09/17/2007, of record in Instrument No. 20070917-0110824, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Pages 821 and 822, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6777, Page 453, and Corrected Declaration of record in Book 6783, Page 805, Amended and Restated Declaration of record in Book 7189, Page 553, First Amendment of record in Instrument No. 20100603-0043191, Bylaws of record in Book 7189, Page 581, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Storm Water Detention Agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee. Charter of Caleb Chase Homeowners' Association,

Davidson County, Tennessee. Quit Claim Deed to the Homeowners Association of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee.

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 811 S Chestnut Court, Hermitage, TN 37076
(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 10th day of Aug., 2016.

David Chamberlain

Donna Chamberlain

State of Tennessee
County of Wilson

Personally appeared before me David Chamberlain and Donna Chamberlain, 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 28th day of July, 2016.

Notary Public

My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE
NOTARY PUBLIC
Sumner 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)

