Davidson County DEEDWARR
Recvd: 09/06/16 10:12 3 pgs
Fees:18.00 Taxes:1480.00
20160906-0093090

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 400,000.00

K. Smith
Affiant

Subscribed and sworn to before me, this 1st day of September, 2016.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Chambers	**Renasant Bank**	**01200013200**
1818 Baker Road	**2001 Park Pl., N #150**	
Goodlettsville, TN 37202	**Birmingham, AL 35203**	

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 ACKNOWLEDGE, WE,

Robert E. Ellis, married man

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

Matthew Chambers and Brenda Chambers, 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:

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

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 20 on a survey dated May 13, 1986, by Richard C. Kessinger, surveyor number 1038, job no 86-113, and more specifically described as follows: Beginning at an iron pin in the Southerly margin of Baker Road (Said point being South 58 degrees 21' 14" West 163.93 feet, thence in a Westerly direction on a curve having a radius of 311.50 feet a tangent of 222.08 feet and a delta angle of 70 degrees 58' 23" for a distance of 234.09 feet from the Northwesterly corner of the intersection of Baker Road and Old Dickerson Pike), thence from said point of beginning South 1 degree 28' 04" West 1180.46 feet to an iron pin; thence North 35 degrees 40" 55" East 230.00 feet to an iron pin, thence North 2 degrees 59" 00" East 1200.50 feet to an iron pin in the Southerly margin of Baker Road, thence with said margin of said road South 46 degrees 09' 44" East 81.89 feet to a point, thence in an easterly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 degrees 58' 23" for a distance of 151,77 feet to the point of beginning.

Being the same property conveyed to Morning Star Investment Group LLC, from Bank of New York as Trustee for the Certificate holders CWABS, Inc., Asset-Backed Certificates, Series 2005-14, a corporation organized and existing under the laws of the United States, by Special Warranty Deed dated May 1, 2008 of record in Instrument No. 20080611-0059930, Register's Office for Davidson County, Tennessee. Morning Star Investment Group, LLC, conveyed their interest to Robert E. Ellis, by Quitclaim Deed dated February 26, 2013 of record in Instrument No. 20130312-0024628, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the grantor nor his spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1818 Baker Road, Goodlettsville, TN 37202.

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 do 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 in 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 August, 2016.

Robert E. Ellis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Robert E. Ellis, the within named Grantor(s), 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, at office, this 31st day of August, 2016.

Notary Public

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 8/31/16

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY