STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Nancy O. Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF December, 2017.

Tracey Perry
NOTARY PUBLIC

My Commission expires: 1-8-19

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17100072

Address of New Owner
Justin Cooper Chambers
Jessica Lynn Chambers
213 Cahaba Cove
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
086-08-0A-005.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Isaac Rich and Heather Nicole Rich, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Justin Cooper Chambers and Jessica Lynn Chambers, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Final P.U.D. Plan, Phase II, Camden Woods of record in Plat Book 6900, Page 735 and amended in Book 8091, Page 799, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Isaac Rich and Heather Nicole Rich by Quitclaim Deed from John D. Rich, dated on 10/13/15 and recorded on 10/20/15, in Instrument No. 20151020-0106470, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 39389 DEEDWARR
12/19/2017 10:44:02 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20171219-0129104

This is property generally located:
213 Cahaba Cove, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee. 6. Davidson County real property taxes for 2018 and future, a lien, not yet due and payable. 2017 taxes in the amount of $1,630.96 due and payable. (Map & Parcel No: 086-08-0A-005.00) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603 et seq. Any applicable an valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.
2. Matters shown on the Plan of record in Plat Book 6900, page 735, amended in Book 8091, page 799, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7620, page 561, Book 7657, page 580, Book 7675, page 926, Instrument No. 20080924-0096976, Instrument No.

20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, said Register's Office.

4. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7620, page 561, said Register's Office.
5. Easements as set forth in the Declaration of Covenants, Conditions and of record in Book 7620, page 561, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James Isaac Rich and Heather Nicole Rich** has/have caused this instrument to be executed, this the 15 day of December, 2017.

James Isaac Rich

Heather Nicole Rich

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James Isaac Rich and Heather Nicole Rich,** 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.

This the 15 day of December, 2017.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY