This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 75806 DEEDWARR
04/03/2018 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180403-0030921

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 170,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2nd day of April, 2018

Notary Public

My Commission expires 3 / 3 / 19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Aaron Chambers
Melissa Chambers
1219 N 7th
SEND TAX BILLS TO: Franklin Synergy Bank
~~New Owner~~ 722 Columbia Ave, Franklin, TN 37064
MAP AND PARCEL NUMBER: Tax ID #: 071-16-0-251.00

WARRANTY DEED

18NT00127

Effective the 2nd day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROSALIND GRANT

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AARON CHAMBERS AND MELISSA CHAMBERS, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being parts of Lots Nos. 259 and 260 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County, and described as follows:
Beginning at a point in the Easterly margin of North 7th Street, 53.1 feet South of the South margin of Mile End Avenue, said point likewise being 7 feet South of the corner of Lots 260 and 261; thence Easterly parallel to the line between said lots, 115 feet to a point which is 50 feet West of the Westerly margin of an alley; thence Southerly parallel to the Westerly margin of said alley, 38 feet to a point; thence Easterly 50 feet to the Westerly margin of said alley; thence with the margin of the same, Southerly 15 feet to the corner of Lots 258 and 259; thence with the line between said two lots, Westerly 165 feet to the Easterly margin of North 7th Street; thence with the margin of same Northerly 53 feet to the point of Beginning.

Being the same property conveyed to Rosalind Grant, by Quit Claim Deed from Ronald Grant, Sr., dated 12/22/2017 and recorded 01/18/2018 at Document No. 20180118-0005320, Register's Office for Davidson County, TN.

Being the same property conveyed to Ronald L. Grant Sr., by \Warranty Deed from Paula Rene Evans, an unmarried person, dated 03/11/2002 and recorded 03/12/2002 at Document No. 20020312-0031294, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1219 N 7th St, Nashville, TN 37207.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 2nd day of April, 2018

Rosalind Grant

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rosalind Grant, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of April, 2018

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY