Bill Garrett Davidson County
Batch# 87780 DEEDWARR
05/03/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20180503-0042244

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Dexter Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF MAY, 2018.

Ashlee Page
Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dexter Chambers and Carrie Cooke Chambers (NAME)	New Owners at Owner's (NAME)	10307004400
1056 Lake Court (ADDRESS)	Address (ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Tammy Jo Grubb and Julie Carleen Ward, heirs-at-law of Venson C. Adams,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dexter Chambers and Carrie Cooke Chambers,** husband and wife, HEREINAFTER CALLED THE GRANTEE, 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. 37 on Richland Meadows Subdivision, Section One, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the northelry side of Oakmont Circle and runs back 171.5 feet ont he westerly side and 171.5 feet easterly side to the center of Richland Creek and measures 76 feet on the rear.

FOR INFORMATION PURPOSES ONLY: 5418 Oakmont Circle, Nashville, TN 37209

Being the same property conveyed to Venson C. Adams and Bernice Adams by virtue of that certain Warranty Deed dated September 23, 2002, and being of record at Instrument No. 20020924-0116230 in the Register's Office of Davidson County, Tennessee. Bernice Adams pre-deceased Venson C. Adams on November 11, 19, 2017 leaving Venson C. Adams as the remaining tenant by entirety. Venson C. Adams died on February 12, 2018. Affidavits of Heirship of record at Instrument Number 20180502-0041999 and 20180502-0042000 in said Register's Office. Jessica Dawn Grubb and Cody Joe Reed join in this conveyance to quitclaim any interest they may have in the above described property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5418 Oakmont Circle Nashville, TN 37209
(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 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 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 hand this 2nd day of May, 2018.

Tammy Jo Grubb

Jessica Dawn Grubb

Julie Carleen Ward

Cody Joe Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tammy Jo Grubb and Julie Carleen Ward** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2018.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jessica Dawn Grubb and Cody Joe Reed** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2018.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019