Bill Garrett Davidson County
Batch# 89150 DEEDWARR
05/07/2018 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20180507-0043351

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson WD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Dana Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2018.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gary Hart and Claire Hart	Gary Hart and Claire Hart and David Hart	148 08 0 078.00
(NAME) 143 N. Berwick Lane	(NAME) 143 N. Berwick Lane	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth Louis Chambers, Beneficiary of the Estate of Louis Marchal Chambers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Hart and Claire Hart, Husband and Wife and David Hart, Married**, 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:

BEING Lot No. 74 on the Plan of Oakwood Terrace, Section 1, of record in Book 4460, page 55, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Louis Chambers by Deed from Ronney Edward Jones & wife, Hilda Lou Jones dated March 20, 1978 and recorded March 21, 1978 in Book 5264, Page 358, in said Register's Office for Davidson County, Tennessee. *The said Louis Chambers having died on August 5, 2017.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 853 Oakwood Terrace Drive, Antioch, TN 37013

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, has 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 our hands this 2nd day of May, 2018

Kenneth Louis Chambers,
Beneficiary of the Estate of Louis Marchal Chambers

STATE OF Tennessee

COUNTY OF Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth Louis Chambers, beneficiary of the Estate of Louis Marchal Chambers, the bargainor, 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, this the 2nd of May, 2018.

Notary Public

My Commission Expires: 03/03/21

(SEAL)

CINDY LU COURTENAY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-03-2021

File Number: FND-180640FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

