STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Amy Outerbridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018.

Leslie Garside

Notary Public
MY COMMISSION EXPIRES: 1/20/19
File No. G18-3225

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 151794 **DEEDWARR**
10/16/2018 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20181016-0102539

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER**
Amelia C. Lant	Same as New Owner	128-00-0-030.01
(NAME)	(NAME)	
7741 Sawyer Brown Road		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Scott Phillip Chamberland, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amelia C. Lant, a single woman**, 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:

Beginning at an iron pin in the East right of way of Sawyer Brown Road, being the southeast corner of property owned by Charlotte Collum (Deed Book 20050905,'page 0107886) and the Northeast corner of this described property; leaving said right of way travel with Collum's South line North 85° 59' 58" West, a distance of 915.50 feet to an iron pin, being the Southwest corner of the above mentioned Collum's property and the Northwest corner of this parcel bordered on the West by I-40 right of way; travel with the right of way I-40 South 18° 04' 07" West, a distance of 150.00 feet to an iron pin, being the southwest corner of this property and the northwest corner of property owned by Paul Mackender et ux (Deed Book 00006939, page 0000427); leaving the right of way of I-40, travel with the above mentioned Mackender's property; thence with Sawyer Brown Road right of way North 05° 33' 18" West, a distance of 139.25 feet; which is the point of beginning, having an area of 133645.01 square feet, 3.07 acres; being more particularly described by a survey performed by Elkins Surveying Company, dated June 9, 2009, Project #09050.

Being the same property conveyed to Scott Phillip Chamberland and Amanda J. Skaggs, both unmarried, as joint tenants with right of survivorship, by deed from Jay Scott Moore and wife, Susan Moore, of record by Instrument No. 20090922-0088331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Phillip Chamberland, unmarried by Deed dated April 25, 2014 from Amanda Jewell Chamberland, recorded May 9, 2014, in Instrument Number 20140509-0039657, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7741 Sawyer Brown Road, Nashville, TN 37221.

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. Whenever 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 15th day of October, 2018.

Scott Phillip Chamberland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2018, before me personally appeared Scott Phillip Chamberland, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 15th day of October, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/2021

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206