Name and Address of New Owner:
Charles J. Chambers, Jr and Tesha Chambers
4309 Grandville Blvd.
Nashville, TN 37207

Send Tax Bills To:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, UT 84116

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 032-15-0-054.00

Karen Y Johnson Davidson County
Batch# 174557 DEEDWARR
12/17/2018 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20181217-0122110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David H. Shell and Billia Shell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles J. Chambers, Jr. and Tesha Chambers, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Two, Grande Villa of record in Plat Book 4675, Page 158, 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 David H. Shell, unmarried by Warranty deed from Franklin F. Friesen and wife, Marjorie F. Friesen of record in Book 9373, page 949, Register's Office for Davidson County, Tennessee, dated June 08, 1994 and recorded on June 09, 1994. (Value or consideration shown in aforementioned deed $95,000.00.)

Being also known as 4309 Grandville Blvd Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, GRANDE VILLA OF RECORD IN PLAT BOOK 4675, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of December, 2018.

David H. Shell (SEAL)
David H. Shell

Billia F. Shell (SEAL)
Billia Shell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2018, before me personally appeared David H. Shell and Billia Shell, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of December, 2018.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of December, 2018.

Notary Public
My commission expires: 3/8/21
File No. 2018-73

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

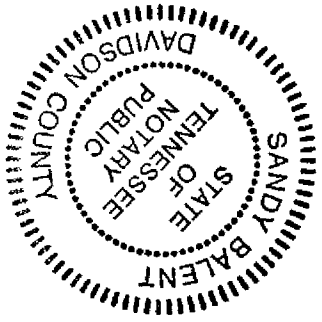
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).