This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 198942 DEEDWARR
02/26/2019 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190226-0017132

Return to: Donald D. Chambers and Mathew Fischer
735 Tulip Grove Road Apt. 235, Hermitage, TN 37076

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Donald D. Chambers and Mathew Fischer	DONALD D. CHAMBERS MATHEW FISCHER	075 12 0F 065.00
735 Tulip Grove Road Apt. 235	735 TULIP GROVE Rd. #235	
Hermitage, TN 37076	HERMITAGE, TN 37076	

5467358614

WARRANTY DEED

Recording Requested By
First American Title

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, DONALD D. CHAMBERS, now a married man, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto DONALD D. CHAMBERS, married, and MATHEW FISCHER, married, as joint tenants with the right of survivorship, hereinafter referred to as "Grantee", whose mailing address is 735 Tulip Grove Road Apt. 235, Hermitage, TN 37076, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot 65, AKA UNIT 235, TULIP COVE TOWNHOMES, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Tax ID No.: 075 12 0F 065.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20070323-0035306, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 735 Tulip Grove Road Apt. 235, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of February, 2019.

DONALD D. CHAMBERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DONALD D. CHAMBERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5th day of February, 2019.

Notary Public
My Commission expires: 10/26/2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of February, 2019

Notary Public
My Commission expires: 10/26/2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Jessica Anne Hanson Betz** 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.

Jessica Anne Hanson Betz

State of CA
County of ORANGE

Personally appeared before me TYLER FAWCETT, a notary public for this county and state, Jessica Anne Hanson Betz who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature [SEAL]

My Commission Expires: Nov. 26, 2022

TYLER FAWCETT
COMM. # 2267466
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Nov. 26, 2022