NEW OWNER:
Timothy Cody Chambers
309 Scotts Creek Place
Nashville, TN 37076

SEND TAX BILLS TO:

Navigator Lending Solutions
3000 Gulf to Bay Blvd., Ste 208
Clearwater, FL. 33759

THIS INSTRUMENT PREPARED BY: AND RETURN TO

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-141

MAP & PARCEL
075-12-0A-039.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 214271 **DEEDWARR**
04/05/2019 09:11:38 AM 3 pgs
Fees: $18.00 Taxes: $762.20

20190405-0030995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIX THOUSAND AND 00/100 DOLLARS ($206,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael E. Highsmith, married** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Timothy Cody Chambers, a single man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Cedar Creek, Phase One, a Planned Unit Development of record in Plat Book 6900, Page 848, 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 Michael E. Highsmith, unmarried by Warranty deed from Jennie E. Thornhill, unmarried of record in Instrument No. 20101103-0088078 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 03, 2010. Being also known as 309 Scotts Creek Place Nashville, Tennessee 37076.

Jessica Nicole Highsmith, the spouse of Michael E. Highsmith, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Michael E. Highsmith.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3 day of **April, 2019**.

Michael E. Highsmith

Jessica Highsmith

Jessica Nicole Highsmith, signing for any and all marital interest she may possess in the subject property described here in

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michael E. Highsmith and Jessica Nicole Highsmith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **206,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3RD day of **April, 2019**.

NOTARY PUBLIC

My commission expires: _____

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020