Book 36

Karen Johnson Davidson County
Batch# 249137 DEEDWARR
06/26/2019 03:45:21 PM 2 pgs
Fees: $13.00 Taxes: $688.20

20190626-0062073

WARRANTY DEED

2019-1460

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of June, 2019.

Notary Public

(Affix Seal)
My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cathy Bui 309 Dillehav Court Nashville, TN 37211	NEW OWNER	147.08-0-253.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Felicia Lyons, NKA, Felicia L. Chambliss, joined by husband, Timothy Chambliss**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cathy Bui, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit B on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 3984 Taylor, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190212-0013213, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Felicia Lyons, a single woman by Warranty Deed from Jeffrey Ackerman, dated September 12, 2005 and recorded September 19, 2005 as Instrument No. 20050919-00112096, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 3984B Taylor Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 24th day of June, 2019.

Felicia Lyons, NKA, Felicia L. Chambliss

Timothy Chambliss

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Felicia L. Chambliss and Timothy Chambliss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of June, 2019.

Notary Public,
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County