Name and Address of New Owner:
Meredith Leigh Vickers
3105 Justin Towne Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150 03 0 136.00

Karen Johnson Davidson County
Batch# 315225 DEEDWARR
11/14/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $564.25
20191114-0117298

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, **Sandra Chamberlain, a single woman and Wendi McConnell, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meredith Leigh Vickers, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 6A, ZONE LOT DIVISION OF LOTS 6, 7 AND 30, ON THE PLAN OF JUSTIN TOWNE, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGE 459 AND AMENDED IN BOOK 5200, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Sandra Chamberlain, unmarried and Wendi McConnell, unmarried by Deed from Secretary of Housing and Urban Development of Washington, DC dated 02/29/2008 and recorded in Instrument No. 20080306-0022549, in the Register's Office for Davidson County, Tennessee. Further Sandra Chamberlain, a single woman conveyed her interest by Quitclaim Deed to C and G Holsings, LLC, a Tennessee limited liability company dated 09/05/2012 and filed of record in Instrument No. 20120905-0080301, in the Register's Office for Davidson County, Tennessee. Further C and G Holdings, LLC, a Tennessee limited liability company conveyed its interest to Sandra Chamberlain, a single woman by Quitclaim Deed dated 09/06/2013 and filed of record in Instrument No. 20130910-0095555, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Improved property known as: 3105 Justin Towne Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 31st day of October, 2019.

Sandra Chamberlain

Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2019, before me personally appeared Sandra Chamberlain and Wendi McConnell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2019.

WILLIAM D. CASTELLANO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

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 $152,500.00, 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
31st day of October, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019
File No. 19-615

201911140117298

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212