Karen Johnson Davidson County
Batch# 394352 DEEDWARR
05/01/2020 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20200501-0045609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Lauren Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

O-EXIT-20-800

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KIMBERLY HOLLINGSHEAD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Brooks Chambers and Allison Casey Chambers	Gardner Financial Services	
(NAME)	(NAME)	
800 Newhall Drive	3503 Paesanos Parkway	**083-11-0-085.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DONATO J. TRAMUTO AND JEFFREY S. PORTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL BROOKS CHAMBERS AND ALLISON CASEY CHAMBERS, A MARRIED COUPLE** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Eastland Acres Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West margin of Newhall Drive at the corner of Lots No. 6 and 7; thence with the line between said lots Westerly 132 feet to the corner of Lot No. 8; thence with the line between Lots 7 and 8 Southerly 120 feet to the North margin of Barclay Drive; thence with the margin of said drive, Easterly 107 feet to the beginning of a curve; thence around said curve Northeasterly 39.3 feet to the West margin of Newhall Drive, thence with the margin of the same Northerly 95 feet to the point of beginning.

Being the same property conveyed to Donato J. Tramuto, unmarried and Jeffrey S. Porter, unmarried as joint tenants with right of survivorship by Warranty deed from Robin Delano Weathers, married of record in Instrument No. 20170201-0010905 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2284, Page 612, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Water Main of record in Book 2335, Page 331, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **800 Newhall Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 23rd DAY OF APRIL, 2020.

Donato J. Tramuto, by his attorney in fact, Jeffery J. Clark

Jeffrey S. Porter, by his attorney in fact, Jeffery J. Clark

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~DAVIDSON~~ York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY J. CLARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONATO J. TRAMUTO AND JEFFREY S. PORTER, and who acknowledged he/she/they executed the same as the free act and deed of the said DONATO J. TRAMUTO AND JEFFREY S. PORTER.

Witness my hand and official seal, this the 23rd of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

SALLY A. RAFFENELLO
Notary Public, State of Maine
My Commission Expires Mar. 20, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22