Karen Johnson Davidson County
Batch# 401009 DEEDWARR
05/15/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200515-0050716

WARRANTY DEED

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Dominika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clinton Curtis Chamblee	Vicki Cooper	Parcel ID: 067 00 0 048.00
(NAME) 5129 Old Hickory Blvd.	(NAME) 3679 Knight Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Biggs, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clinton Curtis Chamblee, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a 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. 4 on the Plan of C.W. Burn's Subdivision, not of record, described according to a survey by Dorris E. Boner, Surveyor, April 15, 1950, as follows:

Beginning at a Point in the Center of Old Hydes Ferry Pike, 100 feet West of the Southwest corner of the property conveyed to J.L. Brown and wife, by Deed from C.W. Burns and wife, as of record in Book 1647, Page 406, said point also being the corner of Lots Nos. 3 and 4; thence with the line between said Two Lots, Northwardly 233.2 feet to an Iron Pin; thence Westwardly 106.3 feet to an Iron Pin in the Easterly line of Lot No. 5; thence with the line between said Lot Nos. 4 and 5; thence Southwesterly 229.7 feet to the Center of said Old Hydes Ferry Pike; thence with the same, Eastwardly 100 feet to the Beginning.

Being the same property conveyed to Richard Biggs, by Special Warranty Deed from Deutsche Bank National Trust Company, as trustee for the Registered Holders of CDC Mortgage Capital Trust 2003-HE4, Mortgage Pass-through Certificates, Series 2003-HE4, a corporation, of record in Instrument No. 20080730-0077738, in the Register's Office of Davidson County, Tennessee, dated July 22, 2008 and recorded on July 30, 2008.

Being the same property conveyed to Wanda Bowman, an unmarried women and Richard Biggs, an unmarried man as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Richard Biggs, unmarried, of record in Instrument No. 20100430-0033061, in the Register's Office of Davidson County, Tennessee, dated April 29, 2010 and recorded on April 30, 2010.

Further, being the same property conveyed to Richard Biggs, an unmarried man, by Quitclaim Deed from Wanda

Bowman, an unmarried women, of record in Instrument No. 20110131-0008198, in the Register's Office of Davidson County, Tennessee, dated January 31, 2011 and recorded on January 31, 2011; and as further conveyed to Richard Biggs, an unmarried man by Quitclaim Deed from Wanda Bowman, an unmarried women and Betty Frances Harbin, an unmarried woman, dated May 5, 2020, of record in Instrument No. __202005150050715_____, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5074 Old Hydes Ferry, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this the 7th day of May, 2020.

Richard Biggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Richard Biggs, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY