39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 409077 DEEDWARR
06/02/2020 11:55:24 AM 2 pgs
Fees: $13.00 Taxes: $1,304.25

20200602-0056504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA K. POSTON-WILLIAMS COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Lynn Chambers and Gregory John Chambers, wife and husband	First United Bank + Trust Co	Map: 15602012600
(NAME) 882 Beech Bend Drive	(NAME) 1400 W. Main St	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Durant, OK 74701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($352,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM E. MCLAURIN AND WIFE, ANNE T. MCLAURIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRITTANY LYNN CHAMBERS AND GREGORY JOHN CHAMBERS, WIFE AND HUSBAND,

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. 626 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot. The conveyance is made subject to the Scenic Rivers Easement as shown on the plat of record in Book 4860, page 111, said Register's Office.

Being the same property conveyed to William E. McLaurin and wife, Anne T. McLaurin, by deed from Barbara H. Cleveland, unmarried, of record in Instrument No. 20030820-0121131, dated August 15, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 111, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5051, Page 92, Book 5197, Page 123, and Book 5228, Page 718, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 882 Beech Bend Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of May, 2020.

William E. McLaurin

Anne T. McLaurin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. McLaurin and Anne T. McLaurin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of May, 2020.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY