Karen Johnson Davidson County
Batch# 631778 DEEDWARR
05/07/2021 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20210507-0061919

2

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2290LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jeffrey Lee Livingston and Jennifer Anne Livingston	Same as the new owner	106 16 0 037.00
408 Hollydale Drive		
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BAXTER R. CHAMBERS, AN UNMARRIED MAN*

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

JEFFREY LEE LIVINGSTON AND JENNIFER ANNE LIVINGSTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 408 Hollydale Drive, Nashville, TN 37217

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/or 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/or 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 hand on the 6th day of May, 2021.

Baxter R. Chambers by _____ as his Attorney-in-fact

Baxter R. Chambers, by Stephen R. Chambers
as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 6th day of May, 2021, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Stephen R. Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Baxter R. Chambers for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Baxter R. Chambers.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires: 2-19-2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County. said Lot No. 12 fronts 145 feet on the Southeasterly side of Hollydale Drive and extends back 288.5 feet, more or less, on the Northeasterly line and 275.4 feet more or less, on the Southwesterly line to the center of Mill Creek, measuring 149 feet, more or less, thereon.

Being the same property conveyed to Baxter R. Chambers and wife, Peggy H. Chambers*, by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell, of record in Book 3281, Page 177, in the Register's Office of Davidson County, Tennessee, dated September 15, 1961 and recorded on September 18, 1961. The said Peggy H. Chambers having since died leaving Baxter R. Chambers as surviving tenant by the entirety.

* Peggy H. Chambers having passed away on May 5th, 2016.

This instrument is being executed in behalf of Baxter R. Chambers pursuant to a power of attorney executed by the same on the 05/06/2021, and being filed for in Instrument # _____202105070061918_____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hill-N-Dale Acres, as recorded in Plat Book 2900, Page(s) 33 & 34.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2959, Page 213.

5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5124, Page 922.

6. Title to that portion of the land lying below the ordinary low water mark of the Mill River.

7. Easement for the flow of the waters of the Mill river (or creek), and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the waters of the Mill river (or creek), free from diminution or pollution.

9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill river (or creek).

Certificate of Authenticity

I, Jim R. Vanderpool, 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 registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

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

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY