WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 12:48 2 pgs
Fees:13.00 Taxes:525.40
20081008-0102134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARGARET SHILBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty Grant	AmTrust Bank	**MAP 161-05-O-B**
(NAME) **506 Swiss Avenue**	(NAME) 2323 21st Ave S, Ste 301	**PARCEL 5.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AVERY P. CHASTAIN, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTY GRANT, a single man,** HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of RoseMonte, Phase 1 of the record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-013887, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Avery P. Chastain by deed from Joanna D. Spicer, a single woman and Geoffrey P. Desmond, a single man, of record in Instrument No. 20061003-0122323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and Restrictive covenants contained in Instrument No. 20051117-0138877 and Instrument No. 20070517-0059078, said Register's Office; and (c) Charter of record in Instrument No. 20051122-0141352, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **506 Swiss Avenue, Nashville, TN 37211**

(House Number) (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 my hand this 30th day of September, 2008.

Avery P. Chastain

ACKNOWLEDGMENT

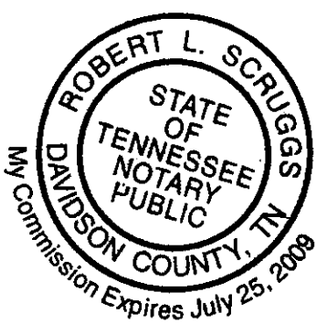
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Avery P. Chastain the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2008.

Commission expires:



Notary Public