THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071925**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $242,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2009. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: John W. Chandler and Elaine Y. Chandler 3904 Wallace Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12K-3.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Mitchell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. Chandler and wife, Elaine Y. Chandler** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3, WALLACE CLOSE CONDOMINIUMS, as established under Master Deed of record in Instrument 20041230-0155035, as amended at Instrument 20050301-0022155 and Amendment to By-Laws recorded at Instrument 20050301-0022156, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Adam Mitchell, unmarried by Warranty Deed from Phonenary Amy Malaikham, unmarried, recorded on the 25th day of May, 2007 in Instrument No. 20070525-0062491, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3904 Wallace Lane Nashville TN 37215.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2009.

Adam Mitchell by Josh Anderson, Attorney in Fact

Adam Mitchell by Josh Anderson, his attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20090053124 DEEDWARR
Recvd: 08/05/09 10:42 2 pgs
Fees:13.00 Taxes:895.40

20090805-0073360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Adam Mitchell,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

