THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10030238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2010. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

BILL GARRETT, Davidson County
Trans:T20100024726 DEEDWARR
Recvd: 04/26/10 14:31 2 pgs
Fees:13.00 Taxes:999.00

20100426-0031450

WARRANTY DEED

Address New Owner: Matthew R. Kennett 2600 Belcourt Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10407026900

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, **Thomas S. Chambless Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew R. Kennett**, ("Grantees"), his 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 part of Lot 16 on the Plan of Stokes And Marshalls Subdivision, as of record in Plat Book 332, page 106, Register's Office for said County, described as follows: Said part of Lot No. 16 fronts 62 feet on the northerly side of Belcourt Avenue formerly Stokes Street, and runs back between lines, with the westerly margin of 26th Avenue South, as widened, 168.5 feet, more or less, to an alley in the rear on which it measures 59 feet. Being the same property conveyed to Thomas S. Chambless, Jr., unmarried by Warranty Deed from Kevin D. Miller, unmarried, recorded on the 1st day of September, 2000 in Instrument No. 200009010086920, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF STOKES AND MARSHALLS SUBDIVISION, as recorded in Plat Book 332, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2600 Belcourt Avenue Nashville TN 37212.

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 23rd day of April, 2010.

Thomas S. Chambless Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas S. Chambless Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County