BILL GARRETT, Davidson County
Trans:T20110017348 DEEDWARR
Recvd: 03/24/11 13:40 2 pgs
Fees:13.00 Taxes:1195.10
20110324-0022892

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

G-VRES-11-2114

RETURN TO:

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2011.

Notary Public

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zachary Reardon | New Owner | |
| 2114 12th Avenue South | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | 105-13-183.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL W. CHASE REVOCABLE LIVING TRUST AGREEMENT DATED JULY 6, 2010, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY REARDON AND WIFE, ERIN REARDON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED MORE FULLY AS FOLLOWS: BEING LOT NO. D AND THE SOUTH 10.0 FEET OF LOT C ON THE MAP SHOWING THE SUBDIVISION OF PART OF THE M.B. MCALLISTER HOME PLACE AS OF RECORD IN PLAT BOOK 843, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 60.0 FEET ON THE EAST SIDE OF 12TH AVENUE, SOUTH AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF SAID PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN BOOK 4730, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CAROL CHASE TO CAROL W. CHASE, TRUSTEE, CAROL W. CHASE REVOCABLE LIVING TRUST AGREEMENT DATED JULY 6, 2010 AS RECORDED ON THE 4TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100804-0061463 AND WARRANTY DEED FROM KENDALL MOORE, UNMARRIED TO CAROL CHASE AS RECORDED ON THE 4TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030404-0044714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 15; CONVEYANCE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY IN BOOK 4730, PAGE 37; STREET DEDICATION OF RECORD IN BOOK 4860, PAGE 31 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 2114 12th Avenue South, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and 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 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/our hand(s) this 18th day of March, 2011.

Carol W. Chase Revocable Living Trust Agreement

BY: Carol W. Chase trustee
Carol W. Chase, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol W. Chase Revocable Living Trust Agreement , the within named bargainor, 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 the 18th day of March, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903