After recording, return to:
Chapman & Rosenthal
File #11040278

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard J. Holden and Carly E. Schall	New Owner	Map/Parcel -
1619 Villa Place		10408036900
Nashville, TN 37212		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **#1DO Family, LP** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Richard J. Holden and wife, Carly E. Schall** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County Tennessee, being part of Lot No. 53 on the O.B. Hayes Plan of large Lots called "Rokeby" of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Villa Place, formerly Villa Street, at a point 60 feet Northerly from the South line of said lot; thence with the Westerly margin of Villa Place, Northerly 55 feet; thence Westerly parallel with the South line of said lot, 150 feet more or less, to the Easterly margin of a proposed alley; thence with the Easterly margin of said proposed alley, Southerly 55 feet; thence Easterly 150 feet, more or less, to the beginning.

Being the same property conveyed by Warranty Deed from Virginia A. Parker, unmarried to Timothy Stowell as recorded on the 31st day of August, 2005 in Instrument No. 20050831-0104589 and Warranty Deed from Timothy Stowell, an individual to H&C Family, LP, a limited partnership as recorded on the 21st day of May, 2010 in Instrument No. 20100521-0039475; Quitclaim Deed from Timothy Stowell to #1DO Family, LP as recorded on the 24th day of May, 2010 in Instrument No. 20100524-0039791 and Quitclaim Deed from H & C Family, LP to #1DO Family, LP as recorded on the 6th day of October, 2010 in Instrument No. 20101006-0080101, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. HAYES PLAN OF LARGE LOTS CALLED "ROKEBY", as recorded in Plat Book 21, Page(s) 87 said Register's Office.

This is improved property commonly known as: 1619 Villa Place, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20110025801 DEEDWARR
Recvd: 05/02/11 14:30 2 pgs
Fees:13.00 Taxes:1379.73
20110502-0033490

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $372,900.00

Affiant

Subscribed and sworn to before me this 29 day of April, 2011

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of April, 2011

#1DO Family, LP

By: _____, GP

Its: Gen Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy Stowell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Gen. Partner of #1DO Family, LP, the within named bargainor, and that he as such Gen Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Gen'l Partner

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of April, 2011.

_____
Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013