BILL GARRETT, Davidson County
Trans:T20110031845 DEEDWARR
Recvd: 05/27/11 14:50 2 pgs
Fees:13.00 Taxes:166.50
20110527-0040951

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this 27 day of May, 2011. Notary Public My Commission Expires: 9-3-12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Heather Sellers 2408 North 16th Street Nashville, TN 37206	New Owner	072-14-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brett Chrisp, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather Sellers,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of G.A. Pickup's Subdivision of part of Lots Nos. 32 and 33, Brownsville, as of record in Plat Book 974, page 43, Register s Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines 200 feet to the westerly line of the Louisville & Nashville Railroad Property.

Being the same property conveyed to Brett Chrisp by Installment Deed from Robert H. Herrman, of record in Book 11153, page 87, dated September 30, 1998, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 974, page 43, said Register's Office.

3. Title to that portion of the premises, if any, embraced within the charter right-of-way of Louisville & Nashville Railroad Property Railroad.

This is improved property known as: **2408 North 16th Street, Nashville, TN 37206.**

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of May, 2011.

Brett Chrisp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett Chrisp, the within named bargainor, 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 27th day of May, 2011.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012