BILL GARRETT, Davidson County
Trans:T20120030109 DEEDWARR
Recvd: 04/25/12 09:17 2 pgs
Fees:13.00 Taxes:736.30
20120425-0035267

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121155

WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

AFFIANT Jessica Adams

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2012.

NOTARY PUBLIC

My commission expires: 5/4/15

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Steven Chandler 4704 Illinois Ave Nashville, TN 37209	Same address as new owner Access National Mortgage 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	0911108300

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand and 00/100 Dollars ($199,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BUILDING MASTERS, LLC**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY STEVEN CHANDLER AND MARY CHANDLER, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land, located in Davidson County, Tennessee, being all of Lot 1 of the Resubdivision of Lots Nos. 605, 607 and 609, Block 106, Plan of West Nashville No. 1, as of record in Instrument No. 20111104-0086229, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Building Masters, LLC, by Warranty Deed from J.P. Hoffman, Jr., dated 4/21/2011, recorded 4/27/2011, of record in Instrument No. 20110427-0032345, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4704 Illinois Avenue, Nashville, TN 37209.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20111104-0086229; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 5th day of April, 2012.

BUILDING MASTERS, LLC

BY: _____
JUSTIN HICKS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of April, 2012, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Building Masters, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Building Masters, LLC, and said Justin Hicks acknowledged said instrument to be the free act and deed of said Building Masters, LLC.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY