Prepared by:

Steltemeler and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20120031985 DEEDWARR
Recvd: 05/02/12 09:29 2 pgs
Fees:13.00 Taxes:1073.00
20120502-0037415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of April, 2012.

Notary Public
My Commission Expires: 04/06/13

MY COMMISSION EXPIRES JUNE 6, 2013

12-0128

Address of New Owner:	Send Tax Bills to:	Tax Information:
Davis A. Bell	Church Hill Mortgage	173-09-0-A
2694 Avery Park Drive	701 Old Hickory Blvd.	744.00 CO
Nashville, TN 37211	Brentwood TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Matthew Chastain and wife, Laura N.C. Chastain**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Davis A. Bell and wife, Ginger Bell**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 627 on the Plan of Section Two of Phase Eight, Lenox Village Subdivision, of record in Instrument No. 20070413-0044640, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Chastain, married by deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 9, 2008, recorded in Instrument No. 20081211-0119439, Register's Office for said County.

Laura N.C. Chastain, wife of Matthew Chastain, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2694 Avery Park Drive, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of April, 2012.

Matthew Chastain

Laura N.C. Chastain

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Matthew Chastain and Laura N.C. Chastain**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Alpharetta, Georgia, this 30th day of April, 2012.

MOTILAL MEHROTRA NOTARY EXPIRES GEORGIA April 17, 2016 PUBLIC FULTON COUNTY

Motilal Mehrotra
Notary Public

My Commission Expires: Notary Public, Fulton County, Georgia
My Commission Expires April 17, 2016