BILL GARRETT, Davidson County
Trans:T20120034698 DEEDWARR
Recvd: 05/10/12 13:56 2 pgs
Fees:13.00 Taxes:3.70
20120510-0040693

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Bridal Path Wedding Chapel, Inc.
2415 Atrium Way
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 09510012700

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jeffrey Shinault,** hereinafter called the **Grantors**, do hereby convey unto **Amy Letender,** hereinafter called the **Bridal Path Wedding Chapel, Inc.**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Reserved Parcel E as shown on the Plan of The Atrium, Phase Two, Part One, of record in Book 6250, Pages 82 and 83, Register's Office for said County and being more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Briley Parkway, said point of beginning being 600.06 feet more or less northwardly from the northwesterly corner of the property leased to the Holiday Inn, Inc., thence with the margin of Briley Parkway, with a curve to the right, having a radius of 2.765.08 feet and a long chord of 327.75 feet, said long chord having a bearing of North 09 degrees 19 minutes 42 seconds West a distance along the curve of 327.94 feet to a point where the margin of Briley Parkway intersects with the westerly margin of Atrium Way ; thence leaving Briley Parkway and with said margin of Atrium Way the following calls: with a curve to the left, having a radius of 430.00 feet and a long chord of 56.50 feet, said chord having a bearing of South 20 degrees 42 minutes 40 seconds East a distance along the curve of 56.54 feet to a point; thence South 24 degrees 28 minutes 42 seconds East 267.6 feet to a point; thence leaving Atrium Way South 70 degrees 52 minutes 36 seconds West 82.30 feet to the point of beginning containing 0.317 acres, more or less.

Being the same property conveyed to Jeffrey Shinault by Final Decree Confirming Sale of record in Instrument No. 20101206-0097100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee

shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property on Atrium Way, Nashville, TN 37214.:

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this

25 day of April, 2012.

Jeffrey Shinault

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Amanda H. Gallagher known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 25th day of April, 2012.

Notary Public in and for the
State of Tennessee

LALITA S. CLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 3, 2014

My Commission Expires MAR. 3, 2014

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$1,500.00~~ $0.00.

Affiant

Sworn and subscribed before me on April 25, 2012.

Notary Public

My Commission Expires March 3, 2014

LALITA S. CLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014