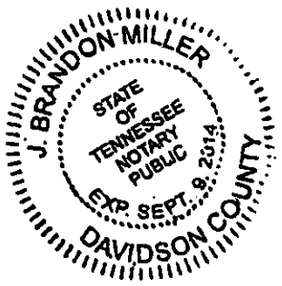
BILL GARRETT, Davidson County
Trans:T20120036114 DEEDWARR
Recvd: 05/16/12 15:05 2 pgs
Fees:13.00 Taxes:1295.00
20120516-0042489

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows: Robert J. Coleman Dale C. Coleman	Send Tax Bills To: New Owner(s)	Map/Parcel Numbers:
1811 Eastside Ave.		94-2-116
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHESNUT ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J. COLEMAN AND DALE C. COLEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of United Electric Railway Addition to Nashville of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chesnut Enterprises, LLC by Quitclaim Deed from Garafola Properties, LLC of record in Instrument 201203160022704, Register's Office for Davidson County, Tennessee, dated March 8, 2012.

Being the same property conveyed to Garafola Properties, LLC by Warranty Deed from Todd F. Stringer and Stacy F. Stringer, husband and wife of record in Instrument 201201230006060, Register's Office for Davidson County, Tennessee, dated January 17, 2012.

Being the same property conveyed to Todd F. Stringer and Stacy F. Stringer, husband and wife as tenants by the entirety by Quitclaim Deed from Todd F. Stringer and Stacy F. Stringer, formerly known as Stacy L. Ferguson, husband and wife of record in Instrument 200705140056980, Register's Office for Davidson County, Tennessee, dated May 3, 2007.

Being the same property conveyed to Todd F. Stringer and wife Stacy L. Stringer, formerly known as Stacy L. Ferguson by Quitclaim Deed from Todd F. Stringer, unmarried and Stacy L. Ferguson, unmarried, joint tenants with right of survivorship of record in Instrument 200601060002159, Register's Office for Davidson County, Tennessee, dated December 29, 2005.

Being the same property conveyed to Todd F. Stringer, unmarried and Stacy L. Ferguson, unmarried, joint tenants with right of survivorship by deed from Greg Pitts and wife Virginia Pitts of record in Instrument 200401070002624, Register's Office for Davidson County, Tennessee, dated January 5, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1811 Eastside Ave., 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2012.

Chesnut Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Name: Mark A. Chesnut
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark A. Chesnut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Chesnut Enterprises, LLC, a Tennessee Limited Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY