WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/12 11:51 2 pgs
Fees:13.00 Taxes:9165.63
20120531-0047217

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,477,197.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2012

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chesterfield Cottages, LLC	New Owner	104 10 0 108.00
(NAME)	(NAME)	
2206 21st Avenue South		
(ADDRESS)	(ADDRESS)	MST File No. 2012-0274
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **511 Chesterfield Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chesterfield Cottages, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Eighteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being the same property conveyed to Blair House Apartment, LLC of record in Deed Book 10619, Page 230, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) having a state plane coordinate of N-655889.57, E1727315.50, lying in the westerly margin of Chesterfield Avenue (55 foot right-of-way) and being 2.5 feet from an iron pin (found). Also being the northeasterly corner of the hereon described tract:

Thence, along the westerly margin of said Chesterfield Avenue the next three (3) courses and distances: Thence, south 27° 58' 56" East, a distance of 151.05 feet to an iron pin (set); thence, along a curve to the right having a radius of 214.89 feet and a central angle of 32° 58' 30" and being subtended by a chord which bears south 11 ° 29' 46" east 121.97 feet, a arc distance of 123.67 feet to an iron pin(set); thence, south 04° 59' 27" west, a distance of 60.31 feet to an iron pin (set); thence, along or near the northerly lines of Chesterfield Place of record in Deed Book 7179, Page 868, R.O.D.C. the next two (2) courses and distances: Thence, north 83° 36' 08" west, a distance of 93.16 feet to an iron pin (set); thence, south 76° 48' 52" west, a distance of 64.00 feet to an iron pin (found); thence, along or near the westerly lines of Chesterfield Place of record in Deed Book 7179, Page 868, R.O.D.C. and Bradley W. Whitfield of record in Instrument Number 20050406-0037854, R.O.D.C. and Terence S. Mulvaney of record in Instrument Number 20010521-0052187, R.O.D.C. south 06° 38' 52" west, a distance of 185.00 feet to an iron pin (found); thence, along the southerly and easterly margin of Interstate 440 the next five(5) courses and distances: Thence, north 78° 49' 08" west, a distance of 15.00 feet to an iron pin (set); thence, south 11° 10' 52" west, a distance of 10.70 feet to an iron pin (set); thence, south 65° 02' 52" west, a distance of 41.30 feet to an iron pin (set); thence, north 27° 37' 14" west, a distance of 400.00 feet to an iron pin (set); thence, north 25° 17' 14" west, a distance of 81.79 feet to an iron pin (set); thence, along or near the southerly line of Seth Edwin Crook of record in instrument Number 20020702-0079099, R.O.D.C. north 63° 18' 08" east, a distance of 166.85 feet to an iron pin(set); thence, along or near the westerly and southerly lines of Betty Rogers of record in Deed Book 5907, Page670, R.O.D.C., the next two (2) courses and distance: Thence, south 28° 12' 41" east, a distance of 75 feet to an iron pin (set); thence, north 63°18' 08" east, a distance of 197.53 feet to the point of beginning. Containing 127,732 square feet or 2.93 acres, more or less.

Being the same property conveyed to 511 Chesterfield Partnership by Warranty Deed of The Chesterfield, LLC of record in Instrument No. 20120126-0007282, said Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; 2012 Taxes constitute a lien against said property but are not yet due and payable. Sanitary Sewer Easement granted to the City of Nashville of record in Book 1129, Page 133, said Register's Office. Restrictive Covenants, of record in Book 741, Page 516, Book 675, Page 668, Book 731, Page 425, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and Appurtances of record in Instrument 20070302- 0025616 and Instrument 20070419-0041475, said Register's Office. Stormwater Detention Agreement of record in Instrument 20070409-0041489, said Register's Office All matters appearing on the survey performed by Crawford Land Surveyors, P.C.

This property, known as 511 Chesterfield Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 25th DAY OF MAY, 2012.

511 Chesterfield Partnership, a Tennessee general partnership

BY: _____

Rob G. Adams, its partner

By: Village People, LLC, its partner

BY: MDL

Mark Deutschmann, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Mark Deutschmann, Chief Manager of Village People, LLC (511 Chesterfield Partnership's partner) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself as Chief Manager of Village People, LLC, its Partner of 511 Chesterfield Partnership, the within named bargainor, a partnership, and that, Village People, LLC, as such partner, by Mark Deutschmann as Village People, LLC's Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC itself as Partner of said partnership.

Witness my hand and official seal, this the 25th day of May, 2012.

_____
Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rob. G. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself as Partner of 511 Chesterfield Partnership, the within named bargainor, a partnership, and that Rob G. Adams, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership himself as Partner of said partnership.

Witness my hand and official seal, this the 25th day of May, 2012.

_____
Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2013