WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049050 DEEDWARR
Recvd: 07/03/12 11:58 2 pgs
Fees:13.00 Taxes:242.91
20120703-0058649

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS
$65,650.00.

Affiant

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

Notary Public
My Commission expires: 3.14.2016
(Affix Seal)

M. KRISTIN SELPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ariel Investment Properties, LLC	SAME	092-13-0-279.00
415 Church Street #2804		
Nashville, TN 37219		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Judy D. Wauford**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ariel Investment Properties, LLC, a Tennessee limited liability company**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15, Block 27 on the plan of Subdivision of Plummer Place, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, described according to a loan survey by Hal R. Swann, Jr., Surveyor, dated February 8, 1958.

Said Lot No. 15 fronts 50 feet on the westerly side of 38th Avenue, North, formerly Chamberlain Street, and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Judy D. Wauford, by deed from Robert F. Spann, Trustee, on March 20, 2003, of record in Instrument Number 20030326-0039470, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: **319 Chamberlin Street, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 15, 2012.

Judy D. Wauford
Judy D. Wauford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy D. Wauford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY