WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062710 DEEDWARR
Recvd: 08/22/12 10:22 2 pgs
Fees:13.00 Taxes:744.11
20120822-0075361

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,112.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **August, 2012**

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chesnut Enterprises, LLC	New Owner	08309024100
(NAME) ~~1111 Holly St~~	(NAME) P.O. Box 60483	
(ADDRESS) ~~Nashville, TN 37206~~	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Frank R. Preston, an unmarried person and Kevan B. Hippler, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chesnut Enterprises, LLC, Tennessee Limited Liability Company**, hereinafter called the Grantee, its 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 the easterly 45 feet Lot No. 20 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County,

Said parcel of Lot No. 20 fronts 45 feet on the northerly side of Holly, formerly Elm Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Frank R. Preston, II and Kevan B. Hippler by Quitclaim Deed from Frank R. Preston, II, dated March 25, 2009 of record in Instrument No. 20090403-0030155, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1111 Holly St, 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 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, has 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 **17th** day of **August, 2012**

Frank R. Preston

Kevan B. Hippler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Frank R. Preston and Kevan B. Hippler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **August, 2012**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY