This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1278**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/10/2012**, by and between **Jarred C McNeal**, parties of the first part, and **Sarah Chandler, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Unit No. 10 on the Plan of Rutledge House Condominiums of record in Plat Book 6200, Page 318, as amended in Book 11700, page 26in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jarred C McNeal, married by special warranty deed from Bank of America, N.A. of record as Instrument No. 20100329-0023061, said Register's Office.

*The parcel referenced above is not the primary residence of the grantor.

This conveyance is made subject to: any and all easements and restrictions of record.

Parcel ID # **93-11C-10CO**
☒ Improved OR
☐ Unimproved property located at: **608 Second Avenue South #10. Nashville, TN 37201**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jarred C McNeal

BILL GARRETT, Davidson County
Trans:T20120079945 DEEDWARR
Recvd: 10/22/12 11:09 2 pgs
Fees:13.00 Taxes:395.90
20121022-0096463

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01891-10063

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jarred C McNeal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of October, 2012..

Notary Public

My Commission Expires: 7/6/15

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Owner's Name: **Sarah Chandler**

and Address: **608 Second Avenue South #10, Nashville, TN 37201**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Sumner Bank and Trust
967A Grassland Place
Gallatin, TN 37066

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$107,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF ~~Davidson~~ Sumner

Subscribed and sworn to before me this 10th day of October, 2012..

Notary Public

My Commission Expires: 1/27/15