NEW OWNER:

COREY CHATIS
1306 GREENWOOD AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0894

Map & Parcel 08301031400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120095096 DEEDWARR
Recvd: 12/12/12 13:55 3 pgs
Fees:18.00 Taxes:1215.45
20121212-0114549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars ($328,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AILEEN ROSE FOUTCH, a married person, f/k/a Aileen Rose Tate,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **COREY CHATIS**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Parcel 314, 1306 Greenwood Avenue, on a survey plat entitled "Two Lot Subdivision of Parcels 314 & 315 of Map 83.01, 1306 and 1308 Greenwood Avenue, Greenway Subdivision", the plat of the same of record in Instrument No. 20060215-0018291, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to AILEEN ROSE TATE by deed from RAY C. NATHURST and PAUL E. BIGGERS, III, dated February 24, 2006, and of record in Instrument #20060307-0026079, Register's Office for Davidson County, Tennessee. Aileen Rose Tate is now known as Aileen Foutch by marriage to John Foutch.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1306 GREENWOOD AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20060215-0018291, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, JOHN D. FOUTCH, spouse of the said AILEEN ROSE FOUTCH, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 3rd day of December, 2012.

Aileen Rose Foutch

AILEEN ROSE FOUTCH, f/k/a Aileen Rose Tate

JOHN D. FOUTCH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AILEEN ROSE FOUTCH, f/k/a Aileen Rose Tate, and JOHN D. FOUTCH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2012.

Debbie A. Serbin

NOTARY PUBLIC

My commission expires: 2-3-2013

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$328,500.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of December, 2012.

NOTARY PUBLIC

My commission expires: 4/16/13

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY