WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/13 09:31 2 pgs
Fees:13.00 Taxes:222.00
20130425-0041004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00

LeAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5279 NIELSEN CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael James Nielsen	First Community Mortgage, Inc.	034-13-0 221.00
221 Edgemeade Drive	275 Robert Rose Drive	
Madison, TN 37115	Murfreesboro TN 37129	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH L CHANDLER, AS SUCCESSOR TRUSTEE OF THE MARJORIE R. CHANDLER REVOCABLE LIVING TRUST, DATED DECEMBER 31, 1999

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL JAMES NIELSEN, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 221 Edgemeade Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 16th day of April, 2013.

Kenneth L. Chandler
by: J Carlton Drumwright, Attorney in Fact
Kenneth L Chandler, As Successor Trustee of the Marjorie R. Chandler Revocable Living Trust, dated December 31, 1999
BY: J Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of April, 2013, before me personally appeared J. Carlton Drumwright to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kenneth L Chandler, As Successor Trustee of the Marjorie R. Chandler Revocable Living Trust, dated December 31, 1999** and acknowledged that he executed the same as the free act and deed of said **Kenneth L Chandler, As Successor Trustee of the Marjorie R. Chandler Revocable Living Trust, dated December 31, 1999**

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 8/23/16

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 15, EDGEMEADE FARM, as shown on plat of record in Plat Book 3600, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Marjorie R. Chandler, a single person to Marjorie R. Chandler, Trustee(s) of the Marjorie R. Chandler Revocable Living Trust as recorded on the 12th day of June, 2000 in Instrument No. 200006120058327 and Warranty Deed to Mrs. Marjorie R. Chandler from Carson C. Driver, Jr. and wife, Doris B. Driver as recorded on the 31st day of January, 1966 in Deed Book 3982, Page 932, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Kenneth L Chandler, As Successor Trustee of the Marjorie R. Chandler Revocable Living Trust, dated December 31, 1999 pursuant to a power of attorney executed by the same on the 04/05/2013, and being filed for in Instrument # 20130425-0041003, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEMEADE FARM, as recorded in Plat Book 3600, Page(s) 69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3805, Page 772, amended in Book 3928, Page 954 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY