This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $732,000.00.

Affiant

Subscribed and sworn before me this the 24th day of May, 2013.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20130046858 DEEDWARR
Recvd: 06/05/13 10:45 2 pgs
Fees:13.00 Taxes:2708.40
20130605-0056956

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patricia P. Callison 1816 Castleman Drive Nashville, TN 37215	New Owner	131-7T-2

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHESNUT ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICIA P. CALLISON AND JOHN C. CALLISON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Unit No. B 4312 Lone Oak (1816 Castleman Dr.) Townhomes, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, Restrictions of 4312 Lone Oak Townhomes of record in Instrument No. 20120404-0028824, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chesnut Enterprises, LLC, by deed from Larry G Miller and wife, Elaine B Miller dated October 28, 2011 of record in Instrument No. 20111104-0086116, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1816 Castleman Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 24th day of May, 2013.

Chesnut Enterprises, LLC

Chesnut, member

By: Michelle Chesnut, Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Chesnut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a LLC, and that she, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Michelle Chesnut as such Member.

Witness my hand and official seal this 24th day of May, 2013.

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY