BILL GARRETT, Davidson County
Trans:T20130051278 DEEDWARR
Recvd: 06/18/13 14:02 2 pgs
Fees:13.00 Taxes:610.13

20130618-0062256

6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 5 2014

R-SC-13-0227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe A. Peach, Jr.	Gardner Financial Services, Ltd.	
(NAME)	(NAME)	
227 Melmack Drive	1635 NE Loop 410, Suite 700	**148-06-0-066.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHRYSALIS PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOE A. PEACH, JR. AND SANDRA L. PEACH,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF RE-SUBDIVISION OF LOTS 52 AND 53, MURRAY HEIGHTS OF RECORD IN PLAT BOOK 6050, PAGE 505, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRYSALIS PROPERTIES LLC BY SPECIAL WARRANTY DEED FROM HSBC BANK USA, N.A. OF RECORD AT INSTRUMENT NO. 20130213-0014630, DATED FEBRUARY 07, 2013 AND RECORDED ON FEBRUARY 13, 2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6050, PAGE 505; BOOK 6181, PAGE 67, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **227 Melmack Drive Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hand(s) this 13th day of June, 2013.

Chrysalis Properties, LLC

Revocable Living Trust of Sandra Chamberlain

BY: Sandra Chamberlain Trustee
Sandra Chamberlain, Trustee

Cocoon Holdings, LLC

BY: Sandra Chamberlain, Member
Sandra Chamberlain, Member/Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sandra Chamberlain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the Trustee of the Revocable Living Trust of Sandra Chamberlain, a Member of Chrysalis Properties, LLC, a Tennessee limited liability company, the within named grantor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained by signing her name on behalf of Chrysalis Properties, LLC, a Tennessee limited liability company.

Witness my hand and official seal, this the 13th day of June, 2013.

Mary Frances Rudy
Notary Public

My Commission Expires: 5.20.14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sandra Chamberlain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the Member/Manager of Cocoon Holdings, LLC, a Member of Chrysalis Properties, LLC, a Tennessee limited liability company, the within named grantor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained by signing her name on behalf of Chrysalis Properties, LLC, a Tennessee limited liability company.

Witness my hand and official seal, this the 13th day of June, 2013.

Mary Frances Rudy
Notary Public

My Commission Expires: 5.20.14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212