WARRANTY DEED

R-SC-13-758

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Carol Garrett
Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Garrett	Farmers Bank & Trust	
758 Rhonda Lane (ADDRESS)	(NAME) 4007 Hillsboro Road (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	115-01-0-057.00

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, A TENNESSEE LIMITED LIAIBILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROL GARRETT, A SINGLE WOMAN, 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. 234 ON THE PLAN OF ADDITION TO WEST MEADE HILLS OF RECORD IN PLAT BOOK 3600, PAGE 18, 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, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM SANDRA CHAMBERLAIN, A SINGLE WOMAN OF RECORD AT INSTRUMENT NO. 20120918-0084748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 18, 2012 AND RECORDED ON SEPTEMBER 18, 2012.

BEING THE SAME PROPERTY CONVEYED TO SANDRA CHAMBERLAIN BY DEED FROM LRW HOLDINGS, LLC OF RECORD AT INSTRUMENT NO. 20120911-0082510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 21, 2012 AND RECORDED ON SEPTEMBER 11, 2012.

BEING THE SAME PROPERTY CONVEYED TO LRW HOLDINGS, LLC BY DEED FROM BONNIE BRUCE OF RECORD AT INSTRUMENT NO. 20110825-006577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2011 AND RECORDED ON AUGUST 25, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3616, PAGE 584; PLAT BOOK 3600, PAGE 18, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 758 Rhonda Lane, Nashville, Tennessee 37205
(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.

BILL GARRETT, Davidson County
Trans: T20130071739 DEEDWARR
Recvd: 08/20/13 10:20 2 pgs
Fees: 13.00 Taxes: 943.50

20130820-0087520

Witness my/our hand(s) this 16th day of August, 2013.

Chrysalis Properties, LLC

Revocable Living Trust of Sandra Chamberlain

BY: _____
Sandra Chamberlain, Trustee

Cocoon Holdings, LLC

BY: _____
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 16 day of August, 2013.

_____
Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

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 16th day of August, 2013.

_____
Notary Public

My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016