WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075393 DEEDWARR
Recvd: 08/30/13 12:59 2 pgs
Fees:13.00 Taxes:1850.00
20130830-0091887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Indigo Development, LLC	**Same As Owner**	**MAP 104-09-0**
(NAME) **102 Woodmont Blvd Ste 200**	(NAME)	**PARCEL 242.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY ANN CHESTER** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INDIGO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being two tracts of land described as follows:

Tract No. 1: Being the southerly 62 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 52 ½ feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Tract No. 2: Being the southerly 25 feet of Lot No. 4 and the northerly 37 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141.

Said parts of Lots Nos. 4 and 5 front together 52 ½ feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Mary Ann Chester by Quitclaim Deed from The Heirs at Law of Martha Baxendale being James W. Chester, Mac A. Chester, Mary Ann Chester and Clara Chester Martin, dated June 25, 2009, recorded July 14, 2009, of record as Instrument No. 20090714-0065604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office.

unimproved
This is improved x property, known as **213 Bowling Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of August, 2013.

Mary Ann Chester

Mary Ann Chester

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Mary Ann Chester, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Robert L Scruggs

Notary Public