THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
BILL GARRETT, Davidson County
Trans:T20130084203 DEEDWARR
Recvd: 09/30/13 10:59 2 pgs
Fees:13.00 Taxes:1243.20
20130930-0102262

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***336,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 25th day of September, 2013.

WANDA C. HIETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Wanda C. Hiett
Notary Public

My Commission Expires: 11-16-2015

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Stephen Connolly 1105 Acklen Avenue Nashville, Tennessee 37203	Pinnacle Bank 150 3rd Avenue, South #900 Nashville, Tennessee 37201	MAP 105-09-0 PARCEL 194.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Six Thousand and 00/100 Dollars ($***336,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Allison H. Schachter and Ben V. Tran, wife and husband, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Stephen Connolly and Rose Connolly, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of A.B. Hill's Subdivision of the Plant Lands of record in Plat Book 332, Page 65, 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 Allison H. Schachter, unmarried, by Warranty Deed dated May 15, 2007, from Timothy E. Kelly, married, of record as Instrument No. 20070518-0059765 in the Register's Office for Davidson County, Tennessee, and being the same property further conveyed to Allison H. Schachter and Ben V. Tran, wife and husband, by Quitclaim Deed dated December 31, 2008, from Allison H. Schachter, unmarried, of record as Instrument No. 20090219-0014571 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1105 Acklen Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of A.B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

24th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of September, 2013.

Allison H. Schachter

Ben V. Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison H. Schachter and Ben V. Tran, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY