BILL GARRETT, Davidson County
Trans:T20130094488 DEEDWARR
Recvd: 11/05/13 11:51 4 pgs
Fees:23.00 Taxes:1998.00
20131105-0114754

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Plow Horse Partners, LLC	SAME	103 080 004800
(NAME)	(NAME)	
4200 West End Ave, #307		103 0800 4900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		103 0800 5100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **JAMES L CHANDLER JR (1/3 INTEREST), JUDITH BRYANT (1/3 INTEREST), AND THOMAS H WARE TRUSTEE OF THE CHANDLER FAMILY TRUST fbo DEBORAH MANGRUM uwo JAMES L CHANDLER DECEASED (1/3 INTEREST)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Plow Horse Partners, LLC**, 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:

See Exhibit "A" attached hereto for a complete description of said property.

Being the same property conveyed to JAMES L CHANDLER JR (1/3 INTEREST), JUDITH BRYANT (1/3 INTEREST), AND MICHAEL M. CASTELLARIN, SUCCESSOR TRUSTEE OF THE CHANDLER FAMILY TRUST fbo DEBORAH MANGRUM uwo JAMES L CHANDLER DECEASED (1/3 INTEREST) by Quitclaim Deed from JAMES L CHANDLER JR EXECUTOR OF THE ESTATE OF JAMES L CHANDLER SR, DECEASED dated September 21, 2006 of record in Instrument No. 20060921-0117334, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 101, 103 & 107 45th Avenue North, Nashville, TN 37209

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, has 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 our hands this **12th** day of **August, 2013**

Judith Bryant by W. G. Robinson IV POA

Judith Bryant by Worrick G. Robinson, IV
Attorney in Fact

Trustee

Michael M. Castellarin, Successor Trustee of the Chandler Family Trust f/b/o Deborah Mangrum u/w/o James L. Chandler, deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael M. Castellarin, Successor Trustee of the Chandler Family Trust f/b/o Deborah Mangrum u/w/o James L. Chandler, deceased** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **August, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Worrick G. Robinson, IV, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Judith Bryant a/k/a Judith C Bryant, and who acknowledged that he executed the same as the free act and deed of the said Worrick G. Robinson, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20131105011 4752, said Register's Office.

Witness my hand and official seal this 12th day of August, 2013

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

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, has 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 our hands this **12th** day of **August, 2013**

James L. Chandler, Jr. by Gareth Aden, Attorney in fact.

James L. Chandler, Jr. by Gareth S. Aden
Attorney in Fact

Judith Bryant by Worrick G. Robinson, IV
Attorney in Fact

Michael M. Castellarin, Successor Trustee of the Chandler Family Trust f/b/o Deborah Mangrum u/w/o James L. Chandler, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Gareth S. Aden, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of James L. Chandler, Jr., and who acknowledged that he executed the same as the free act and deed of the said James L. Chandler, Jr., by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20131105011475 3, said Register's Office.

Witness my hand and official seal this 12th day of August, 2013

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Exhibit A

Tract 1:

Land in Davidson County, Tennessee, being part of Block No. 28 on the Map of Sylvan Park Company's Plan, as of record in Book 332, page 104, Register's Office for said County, described as follows:

Beginning at the southwest corner of 45th Avenue, North and the first alley south of the southerly margin of Colorado Avenue, said point being 180 feet south of the southerly margin of said Colorado Avenue; thence with the southerly margin of said alley westwardly 150 feet; thence southwardly and parallel with the westerly margin of 45th Avenue, North, 62 feet; thence, eastwardly and parallel with the southerly margin of said alley, 150 feet to the westerly margin of 45th Avenue North; thence with said avenue northwardly 62 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Block No. 28 on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Beginning at the northwest corner of Murphy Road or Minnesota Avenue, as now established, and 45th Avenue North; thence with the westerly margin of 45th Avenue North, northwardly 126 feet, more or less, to the southeast corner of the property conveyed to Robert R. Gibson and wife, by deed from Alvin Bowling and wife, of record in Book 1261, page 609, said Register's Office; thence with said Gibson's southerly line, westwardly 150 feet to the easterly margin of a proposed alley; thence with said alley, southwardly 83 feet, more or less, to the northerly margin of Murphy Road; thence with said road eastwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to JAMES L CHANDLER JR (1/3 INTEREST), JUDITH BRYANT (1/3 INTEREST), AND THOMAS H WARE TRUSTEE OF THE CHANDLER FAMILY TRUST fbo DEBORAH MANGRUM uwo JAMES L CHANDLER DECEASED (1/3 INTEREST) by Quitclaim Deed from JAMES L CHANDLER JR EXECUTOR OF THE ESTATE OF JAMES L CHANDLER SR, DECEASED dated September 21, 2006 of record in Instrument No. 20060921-0117334, Register's Office of Davidson County, Tennessee.