WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104244 DEEDWARR
Recvd: 12/13/13 11:05 2 pgs
Fees:13.00 Taxes:591.26
20131213-0126349

R-SC-13-1018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,800.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/21/2015
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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
Bradley C. Albin	Franklin American Mtg. Att: Escrow Tax Dept.	
1018 W Kirkland Avenue	(NAME) 501 Corporate Centre Dr.,#400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067 Ln#1701740993	72-2-42.00
(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, I/we CHRYSALIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY C. ALBIN AND MARY J. ALBIN, HUSBAND AND WIFE, 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 9, RICHARDSON SUBDIVISION, BLOCK "A", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SANDRA CHAMBERLAIN, A SINGLE WOMAN TO CHRYSALIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 18TH DAY OF SEPTEMBER, 2012 IN INSTRUMENT NO. 20120918-0084749 AND SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION TO SANDRA CHAMBERLAIN, UNMARRIED AS RECORDED ON THE 2ND DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110202-0009446, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2133, PAGE(S) 2; BOOK 2089, PAGE 107, 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 1018 W Kirkland Avenue, Nashville, Tennessee 37216
(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.

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1726

Witness my/our hand(s) this 27th day of November, 2013.

Chrysalis Properties, LLC

Revocable Living Trust of Sandra Chamberlain

BY: Sandra Chamberlain, Trustee
Sandra Chamberlain, Trustee

Cocoon Holdings, LLC

BY: Sandra Chamberlain, Managing 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 27th day of November 2013.

Notary Public

My Commission Expires: 8-17-2015

(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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 27th day of November 2013.

Notary Public

My Commission Expires: 8-17-2015

(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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