BILL GARRETT, Davidson County
Trans:T20130106040 DEEDWARR
Recvd: 12/20/13 10:42 2 pgs
Fees:13.00 Taxes:666.00
20131220-0128665

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2013.

Notary Public
MY COMMISSION EXPIRES: 12-17-17
File No. G13-8004D

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chesnut Enterprises, LLC (NAME)	New Owner (NAME)	83-5-412
1421 Calvin Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (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 HEREBYACKNOWLEDGED, WE, **Michelle L. Wilson, as Trustee of the Michelle L. Wilson Revocable Trust dated April 22, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chesnut Enterprises, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of WEBB AND JOHNSON'S SUBDIVISION, as shown by plat of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 15 fronts 50 feet on the northerly side of Calvin Avenue, formerly Academy Place, and runs back between parrallel lines along the west margin of North Fifteenth Street 150 feet to an alley.

BEING a portion of the same property conveyed to Michelle L. Wilson, as Trustee of the Michelle L. Wilson, Revocable Trust, dated April 22, 2008. from James B. Wilson, Jr. and wife, Michelle L. Wilson, by Quit Claim Deed dated April 22, 2008, as Instrument No. 200805020045102, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 131, Register's Office for Davidson County, Tennessee.

2. Power of Attorney's as recorded in Instrument No. 201007140055195, and in Instrument No. 201007140055196, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 1421 Calvin Avenue, Nashville, TN 37206.

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. 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.

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

MICHELLE L. WILSON, AS TRUSTEE OF THE
MICHELLE L. WILSON REVOCABLE TRUST
DATED APRIL 22, 2008

By: Michelle L. Wilson
Michelle L. Wilson, Trustee

December 16, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michelle L. Wilson, Trustee for Michelle L. Wilson, as Trustee of the Michelle L. Wilson Revocable Trust dated April 22, 2008, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2013.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066