This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140000210 DEEDWARR
Recvd: 01/02/14 12:07 3 pgs
Fees:18.00 Taxes:537.61

20140102-0000277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,300.00.

Jennifer Cowell
Affiant

Subscribed and sworn before me this the 17th day of December, 2013.

Notary Public
My commission expires: 6-17-17

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Chesnut Enterprises, LLC<br>408 S 15th Street<br>Nashville, TN 37206 | new owner | 83-13-350 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN ALBERT WILLIS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHESNUT ENTERPRISES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block X on the plan of Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville, described as follows:

Beginning on the westerly margin of South 15th Street 65 feet 11 inches northwardly from the northerly margin of Shelby Avenue; thence with said Street northwardly 50 feet; thence westwardly and parallel with said Avenue 150 feet; thence southwardly and parallel with said Street 50 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Peggy J. Willis, Unmarried, by Warranty Deed from Dennis Harden and wife, Dorothy Harden, dated February 24, 1978, of record in Book 5257, page 120, Register's Office for Davidson County, Tennessee.

The said Peggy J. Willis died October 22, 2013 leaving John Albert Willis the sole owner of the property. All the known heirs at law at the time of her death are all of her living issue, namely John Albert Willis, as set forth in the Affidavit of Heirship file with the Probate Court for Davidson County, Tennessee. Prior to the death of Peggy J. Willis, she only other issue, her son Michael Elmore Willis, died in 1991, unmarried with no issue as set forth in the Affidavit of Heirship of record in Instrument No. 20140102-0000276, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 408 S 15th Street, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of December, 2013.

John Albert Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Albert Willis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2013.

My commission expires: 9/9/2014

Notary Public

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014