BILL GARRETT, Davidson County
Trans: T20140001110 DEEDWARR
Recvd: 01/07/14 08:29 2 pgs
Fees: 13.00 Taxes: 1257.82
20140107-0001467

WARRANTY DEED

G-CF-13-802-16

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,950.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Michael Olekshy	Franklin Synergy Bank	
543 Whispering Hills Drive	(NAME) 3301 Aspen Grove Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	104-10-108.00 (part of)
(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, we CHESTERFIELD COTTAGES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL OLEKSHY AND JESSICA OLEKSHY, HUSBAND AND WIFE AND CLYDE HELTON AND CINDY HELTON, 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 UNIT 16, THE CHESTERFIELD, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120627-0056191, AMENDED AT INSTRUMENT NOS. 20121025-0098031, 20121227-0119329 AND 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516, INSTRUMENT NO. 20120627-0056191, INSTRUMENT NO. 20121025-0098031, INSTRUMENT NO. 20121227-0119329 AND INSTRUMENT NO. 20130125-0008275; STORM WATER DETENION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070409-0041489; EASEMENTS IN BOOK 1129, PAGE 133, INSTRUMENT NO. 20070302-0025616, INSTRUMENT NO. 20070409-0014175, INSTRUMENT NO. 20120827-0076955, INSTRUMENT NO. 20120827-0077080; CONVEYANCE TO STATE OF TN OF RECORD IN BOOK 5028, PAGE 724 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 802 Lancaster Way, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 31st day of December, 2013.

Chesterfield Cottages, LLC

BY: _____
Jenn Garrett, Authorized Agent

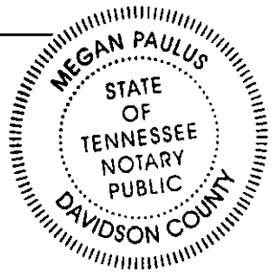
STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2013, before me personally appeared Jenn Garrett, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Chesterfield Cottages, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2013.

_____
Notary Public

My Commission Expires: 1-9-16



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