BILL GARRETT, Davidson County
Trans:T20140001830 DEEDWARR
Recvd: 01/09/14 09:45 2 pgs
Fees:13.00 Taxes:333.00

20140109-0002317

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 7 day of January, 2014.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlie Three, LLC 1100 Douglas Avenue Nashville, TN 37206	New Owner	07209016000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Bardill and wife, Lynn Bardill,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charlie Three, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 32 on the Plan of Bush Spain's Subdivision of part of the Zack Stull Lands of record in Book 161, Page 129, Register's Office for said County.

Said part of Lot No. 32 fronts 50 feet on the south side of Spain Avenue and runs back between parallel lines 165 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Robert Bardill from Christine Young Bardill, by Quitclaim Deed recorded on March 3, 2010 in Instrument Number 20100303-0016147, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christine Young Bardill from Barbara Hoover, by Quitclaim Deed recorded on January 15, 1981 in Book 5700, Page 344, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christine Young Bardill from Alice Jean Crimm, by Quitclaim Deed recorded on March 3, 1981 in Book 5716, Page 893, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Barbara Hoover from Alice Jean Crimm by Quitclaim Deed recorded on December 18, 1979 in Book 5545, Page 25, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Alice Jean Crimm from Christine Young Bardill by Quitclaim Deed recorded on October 10, 1979 in Book 5511, Page 935, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christine Young Bardill from Robert Marshall Bardill by Final Decree recorded on May 31, 1968 in Book 4239, Page 570, Register's Office for Davidson County, Tennessee.

This property is improved property known as 916 Spain Avenue, Nashville, TN, 37216

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

Lynn Bardill hereby joins in the execution of this Deed for the purpose of conveying her marital interest in the subject property.

WITNESS my hand this the 7th day of January, 2014.

Robert M. Bardill II
Robert Bardill

Lynn Bardill
Lynn Bardill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Bardill and Lynn Bardill,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of January, 2014.

Ettl Carter
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013112826