THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140020611 DEEDWARR
Recvd: 03/27/14 13:51 2 pgs
Fees: 13.00 Taxes: 1387.50
20140327-0025389

JAMES A. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED WITH RESTRICTIVE COVENANTS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2712 Wortham, LLC	owner	117- MAP 117-02
853 Pasadena Drive		PARCEL 142
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Scott C. Chambers, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2712 Wortham, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 2 on the Plan of the Resubdivision of Block 3, Lots 8, 9 & Park of A Development of Stokes Tract, of record in Plat Book 8250, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Scott C. Chambers by Quitclaim Deed of record in Book 10839, Page 101, Register's Office for Davidson County, Tennessee, dated March 2, 1998, and recorded on March 16, 1998. This is unimproved real property and is not the residence of the Grantor and is not a marital asset of the Grantor.

This conveyance is made SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS, which COVENANTS shall RUN WITH THE LAND and inure to the BENEFIT of Grantor and Grantor's heirs, assigns, and all successor owners who take title to the BENEFITED PROPERTY, by, through or under Grantor. The BENEFITED PROPERTY is the property located at 2307 Oxford Road; Nashville, TN 37215, being Lot 3 on the Plan of A DEVELOPMENT OF STOKES TRACT, as of record in Plat Book 8250, page 615, said Register's Office. The RESTRICTIVE COVENANTS ARE:

The Property (being the Property herein conveyed) described herein may be developed only with one (1) residential dwelling and is to be constructed and occupied as ONE (1) single-family residence. Without limitation to the forgoing, no multi-family, duplex or condominium structure may be developed on the Property. The Property may NOT be subdivided.

No construction or development of or upon the Property shall be permitted without the prior written approval of Grantor or Grantor's heirs, assigns or any successor owners who take title to the Benefited Property; such approval shall be as to the architectural design and such approval is to be given at Grantor's sole Discretion (or of those taking title under him).

THESE RESTRICTIONS may be enforced by the Grantor or any successor owner of the Benefited Property. Enforcement methods may include, without limitation, actions in any Court of Law or Equity of competent jurisdiction with the right of injunction. If Grantor or any party takes action to enforce these RESTRICTIVE COVENANTS, the prevailing party in such action shall be entitled to an award of all costs of enforcement at every level, including, without limitation, court costs and reasonable attorney's fees.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **2712 Wortham Avenue., Nashville, TN 37215.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 26th day of March, 2014.

Scott C. Chambers

ANNELIESE K. RIEBEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004011019
MY COMMISSION EXPIRES JUNE 28, 2018

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ San Miguel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott C. Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

21st March 2014

Witness my hand and official seal this the ~~26th day of March, 2014.~~

My Commission expires: 6/28/16