BILL GARRETT, Davidson County
Trans:T20140024578 DEEDWARR
Recvd: 04/11/14 09:41 2 pgs
Fees:13.00 Taxes:1441.15

20140411-0030400

WARRANTY DEED

G-CF-13-511C-3

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,950.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2014.

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
Andrew Shoemaker	F&M Bank	
511C Chesterfield Avenue (ADDRESS)	50 Franklin Street (NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (ADDRESS) (CITY) (STATE) (ZIP)	104-10-R-3.00 CO

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 ANDREW SHOEMAKER AND WIFE, ALMA SHOEMAKER, 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 3, 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, CONSIDERATION AMOUNT $2,477,197.02, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516 AND INSTRUMENT NOS. 20120627-0056191, 20121025-0098031, 20121227-0119329 AND 20130125-0008275; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070409-0041489; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 1129, PAGE 133 AND INSTRUMENT NOS. 20070302-0025616 AND 20120827-0076955; EASEMENT FOR STORM DRAINAGE OF RECORD IN INSTRUMEN NO. 20070409-0041475; CONVEYANCE TO STATE OF TENNESSEE OF RECORD IN BOOK 5028, PAGE 724; AND EASEMENT FOR WATER LINE OF RECORD IN INSTRUMENT NO. 20120827-0077080, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 511C Chesterfield Avenue, 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 March, 2014.

Chesterfield Cottages, LLC

By:_____
Andrew Beaird, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2014, before me personally appeared Andrew Beaird, 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 March, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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