WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043444 DEEDWARR
Recvd: 06/19/14 10:21 2 pgs
Fees:13.00 Taxes:1550.30

20140619-0053527

B-AB-14-1210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/31/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1210 Fatherland Street, LLC, a Tennessee limited liability company	**1210 Fatherland Street, LLC, a Tennessee limited liability company**	
(NAME) **1210 Fatherland Street**	(NAME) **1407 Sweetbriar Avenue**	**83-13-109.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37212**	
(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, I/we **BRITNEY ROTHMAN CHANDLER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1210 FATHERLAND STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Being the Northerly 110 feet of Lot No. 103 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County. Said part of said Lot No. 103 fronts 50 feet on the Southerly side of Fatherland Street and extends back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Britney Rothman, an unmarried woman by Warranty Deed from GMS 2010 Properties, LLC, recorded on the 4th day of February, 2011 in Instrument No. 20110204-0010228, in the Register's Office of Davidson County, Tennessee. The said Britney Rothman being one and the same person as Britney Rothman Chandler.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Plat of record in Plat Book 21, Page(s) 147;
- Restrictions of record at Instrument No. 20050310-0026488;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 8808, Page 842;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1210 Fatherland Street, Nashville, Tennessee 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 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 the 16th DAY OF JUNE, 2014.

Britney Rothman Chandler

Thomas S. Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITNEY ROTHMAN CHANDLER and THOMAS S. CHANDLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212