THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/08/14 10:20 2 pgs
Fees:13.00 Taxes:1368.63
20140908-0081944

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Barbara Diane Easterwood
Affiant

Subscribed and sworn to before me as of the 5th day of September, 2014.

Notary Public

My Commission Expires: 06-19-16

SHELLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Barbara Diane Easterwood 1321 A Stratford Avenue Nashville, TN 37216	SAME	07203001700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Chris Thomas Homes, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Barbara Diane Easterwood, an unmarried woman,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lot 1 Resubdivision of portions of Lot 255 and 256 Inglewood Place of record in Instrument No. 20130708-0070169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claire Cobb by deed from Billy G. Coleman of record in Instrument No. 20090826-0080344 Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on August 26, 2009.

Being also known as 1321 A Stratford Avenue NAshville, TN 37216. Being a portion of the same property conveyed to Chris Thomas by deed from Claire Cobb married of record in Instrument No. 20130401-0031576 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 01, 2013.

Being the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability company by deed from Chris Thomas of record in Instrument No. 20130823-0089173 Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 23, 2013.

Being improved property known as 1321 A Stratford Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record as Instrument Number 20130708-0070169, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, its successor and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 5th day of September, 2014.

Chris Thomas Homes, LLC, a Tennessee limited liability company

BY: _____

Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Chris Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager (title) of, Chris Thomas Homes, LLC, a Tennessee a limited liability company, the within named bargainor, and that he/ she in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as manager (title).

Witness my hand and official seal in Nashville, Tennessee this 5th day of September, 2014.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016