THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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BILL GARRETT, Davidson County
Trans:T20140072357 DEEDWARR
Recvd: 09/26/14 11:17 2 pgs
Fees:13.00 Taxes:1128.50

20140926-0088817

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Giador Fine Jewelry, LLC 2815 Dogwood Place Nashville TN 37204	New Owner	Tax Parcel ID No. 11807019100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert M. Tigert, III dba Tigert Communications** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay D. Chapman and Trevor Thornton, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 25, BLOCK E, BERRY HILL GARDENS, as shown on plat of record in Plat Book 1130, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert M. Tigert, III dba Tigert Communications by Warranty Deed from James D. Kennedy and wife, Deborah H. Kennedy, recorded on the 24th day of August, 2004 in Instrument No. 20040824-0102369, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRY HILL GARDENS, as recorded in Plat Book 1130, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1165, Page 627.

This is improved property located at 2815 Dogwood Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2014.

Robert M. Tigert III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Tigert III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2014.

Notary Public

My Commission Expires: 11.3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY