This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $357,000.00.

Affiant

Subscribed and sworn before me this the 18th day of March, 2015.

Notary Public
My commission expires: 05/05/2015

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

BILL GARRETT, Davidson County
Trans:T20150020177 DEEDWARR
Recvd: 03/19/15 13:13 2 pgs
Fees:13.00 Taxes:1320.90
20150319-0023816

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Clark 1110 Cahal Ave Nashville, TN 37206	new owner	072140D00400CO

. For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHESNUT ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON CLARK AND CAROLINE ELLIOTT, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C, as established in Declaration of Covenants, Conditions and Restrictions for Cottages at Cahal, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131204-0123410, as amended in Instrument 20131218-0127941 and 20150128-0008125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty deed from JGLAC, GP of record in Instrument No. 20131126-0121167 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 26, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1110 Cahal Ave, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of March, 2015.

Chesnut Enterprises, LLC

By: Jeff Livingston, Agent

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Livingston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon hrs oath acknowledged himself to be the agent of the within named bargainor, a TN LLC, and that he, as such agent, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Jeff Livingston as such agent.

Witness my hand and official seal this 18th day of March, 2015

My Commission Expires: 9/20/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY