WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040897 DEEDWARR
Recvd: 05/27/15 10:07 2 pgs
Fees:13.00 Taxes:1461.50
20150527-0048548

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cully L. Chapman	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
228 31st Ave. N	2701 Wells Fargo Way	104-02-0-X 228.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RYAN HAUBER AND RACHEL EISENSTEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CULLY L. CHAPMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 228, THE ROW AT 31ST CONDOMINIUMS, as shown on Exhibit "B" of Instrument No. 20040206-0014724, 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 by Warranty Deed from Pamela J. Johnson, unmarried to Ryan Hauber and Rachel Eisenstein, as recorded on the 31st day of July, 2013 in Instrument No. 20130731-0079652 and Warranty Deed from Baty Development Group, LLC, a Tennessee Limited Liability Company to Pamela J. Johnson, Unmarried, as recorded on the 17th day of October, 2005 in Instrument No. 20051017-0124988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20040206-0014724, said Register's Office; and (c) rmaster deed of record in Instrument No. 20030430-0057670, as amended by instrument(s) of record in Instrument Nos. 20040203-0012935, 20040206-0014724, 20040615-0070764, 20040915-0111215, 20080425-0042359 and 20130204-0011323, said Register's Office; (d) Easement for Sewer/Storm Drainage, recorded in Instrument No. 20021011-0125352, said Register's Office; (e) Storm Water Detention Agreement recorded at Instrument No. 20020910-0109699, said Register's Office.

unimproved
This is improved X property, known as 228 31st Ave. N, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22 day of May, 2015.

RYAN HAUBER

RACHEL EISENSTEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Hauber and Rachel Eisenstein, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of May, 2015.

Commission expires:

Notary Public

KEVIN S. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015