STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES: 7/2/18
File No. G15-1652D

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

15-05-002

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randall E. Haley, unmarried (NAME)	NEW OWNER (NAME)	81-2-76
1610 11th Avenue North (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/11/15 11:51 3 pgs
Fees:18.00 Taxes:203.13
20150611-0055384

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gwendolyn Mason Chandler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall E. Haley, unmarried**, 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:

SEE ATTACHED EXHIBIT A

BEING the same property conveyed to Gwendolyn Mason Chandler, as devisee under the Will of Bertha Mason, deceased, of record in Will Book 121, page 593, Register's Office for Davidson County, Tennessee. Lizzie Ellis and husband, Henry Ellis for life with remainder vested in their children by Deed from Mary Hamilton, of record in Book 221, page 201, said Register's Office. The said Lizzie Ellis having since died, being predeceased by the said Henry Ellis leaving the said Bertha Ellis Mason as their only child and sole heir at law. The said Bertha Mason (a/k/a Bertha Ellis Mason) having since died and by the Last Will and Testament of record in Will Book 121, page 593, Probate Court for Davidson County, Tennessee, on October 7, 1977; the subject property was devised to Gwendolyn Mason Chandler.

Donald Chandler, Sr. joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1610 11th Avenue North, Nashville, TN 37208.

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. Whenever 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 8th day of June, 2015.

Gwendolyn Mason Chandler — June 08, 2015
Gwendolyn Mason Chandler — Date

Donald Chandler, Sr.
Donald Chandler, Sr.

STATE OF Texas

COUNTY OF Dallas }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gwendolyn Mason Chandler and Donald Chandler, Sr. , the bargainor(s), 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 8th day of June, 2015.

My Commission Expires: 28 Feb 2016

Pamela F Bennett
Notary Public

NOTARY PUBLIC STATE OF TEXAS

PAMELA F BENNETT
My Commission Expires
February 28, 2016

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Legal Description

Property located at 1610 11th Avenue North in the City of Nashville, 21st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 76.00 on Davidson County property map 81-12 and being a portion of Lot 378 on the plan of McGavocks Town North Nashville of record in Plat Book 21, Pg 23, R.O.D.C., TN. Being more particularly described according to a survey by William E. Crenshaw, R.L.S. #2395, D.B.A. Crenshaw Land Surveying, P.L.L.C., dated May 12, 2015, as follows:

BEGINNING at an existing iron pin in the northeasterly right-of-way of 11th Avenue North. Said pin being the Southwest corner of the herein-described tract and the Southeast corner of the James C. Tolbert, Jr. property of record in D.B. 8577, Pg. 445, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the right-of-way of 11th Avenue North, N 34°12'02" E - 114.73' to an existing iron pin in the southwesterly margin of an alley; Thence with said alley, S 53°11'32" E - 9.10' to a point in the westerly right-of-way fence of I-65 and I-40 ; Thence with said right-of-way, S 06°03'45" E - 37.15' to an existing iron pin; Thence leaving the interstate right-of-way with the line of the Bertha Mason Hunter property of record in W.B. 121, Pg. 593, R.O.D.C., TN. S 39°22'48" W - 93.11' to an iron pin set in the northeasterly right-of-way of 11th Avenue North; Thence with said right-of-way, N 40°30'00" W - 25.60' to the POINT OF BEGINNING, containing 3,196 square feet.

Being the same property conveyed to Gwendolyn Chandler by deed of record in W.B. 121, Pg. 593, R.O.D.C., TN.

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.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

BEE LES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON