When recorded to:
Realty Title
206A Cool Springs Blvd #106
Franklin TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048698 DEEDWARR
Recvd: 06/18/15 13:48 2 pgs
Fees: 13.00 Taxes: 858.40
20150618-0058334

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chad R. Christian and Rachel K. Christian	MAGNA BANK	172 15 0A 034.00
(NAME)	(NAME)	
3505 Cobble Street	3525 Quail Hollow Rd # 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher J. Dandrea and wife, Rebecca Dandrea***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chad R. Christian and Rachel K. Christian, husband and wife**, 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 Lot No. 44 on the Plan of Holt Woods, Section Three, as of record in Book 7900, Page 977, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Dandrea by Warranty Deed from James Allen Bizwell and wife, Jennifer Gee Bizwell and John H. Bizwell, a widower, dated January 28, 2004 and recorded January 29, 2004 as Instrument No. 20040129-0011211, in said Register's Office for Davidson County, Tennessee.

*Rebecca Dandrea joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Christopher J. Dandrea.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3505 Cobble St, Nashville, TN 37211

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, has 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 our hands this 16th day of June, 2015.

Christopher J. Dandrea

Rebecca Dandrea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

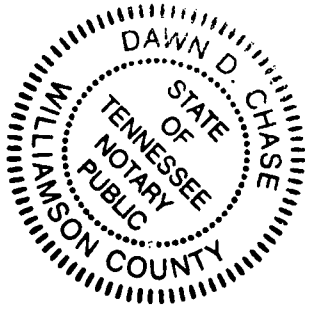
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Christopher J. Dandrea and Rebecca Dandrea, husand and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



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