THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15043720** BILL GARRETT, Davidson County Trans:T20150052474 DEEDWARR Recvd: 06/30/15 11:39 2 pgs Fees:13.00 Taxes:518.00 20150630-0062980	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Shane Hayden 211 Peachtree St Nashville TN 37210	Send Tax Bills To: Mortgage Investors Group 8320 E Walker Springs Ln Ste 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 119-05-0-063.00

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, **Abbey Chamness, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Hayden, an unmarried man**, ("Grantee"), his 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 part of Lot No. 8 on the Plan of W.F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 8 is more particularly described as follows at the Southwest corner of Foster Avenue and Peachtree Street; thence Southerly with the West line of Foster Avenue, 188 feet, more or less, to the Northeast corner of part of said lot sold to Ruth Boone; thence 78.9 feet to the West boundary line to a point 50 feet North of the Southwest corner of said lot; thence North 188 feet to the South line of Peachtree Street; thence Easterly 78.9 feet to the point of beginning.

Being the same property conveyed to Abbey Chamness, unmarried by Warranty deed from Stephen Joseph Walsh, unmarried of record in Instrument No. 20121019-0095926 Register's Office for Davidson County, Tennessee, dated October 17, 2012 and recorded on October 19, 2012.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property located at 211 Peachtree St Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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 June, 2015.

Abbey Chamness

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 25th day of June, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018