WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063950 DEEDWARR
Recvd: 08/04/15 09:24 2 pgs
Fees: 13.00 Taxes: 1591.00
20150804-0076884

G-RP-15-511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek A. Bell	**Iberiabank Mortgage Company**	
(NAME) **511C Chesterfield Ave**	(NAME) **12719 Cantrell Road**	**104-10-0R-003.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Little Rock, AR 72223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANDREW SHOEMAKER AND WIFE, ALMA SHOEMAKER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEREK A. BELL, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, The Chesterfield as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120627-0056191, as amended in Instrument Number 20121025-0098031, Instrument Number 20121227-0119329, and Instrument Number 20130125-0008275, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Shoemaker and wife, Alma Shoemaker by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20140411-00304-00 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 11, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 675, Page 668, Book 731, page 425, Book 741, page 516 and Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-008275, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20070409-0041475, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Water Line of record in Instrument Number 20120827-0077080, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **511C Chesterfield Ave , Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF JULY, 2015.

Andrew Shoemaker

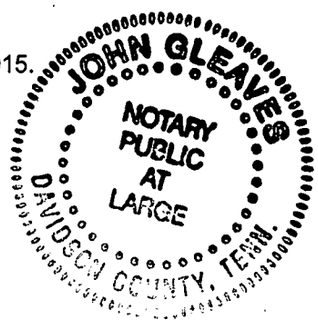
Alma Shoemaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW SHOEMAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

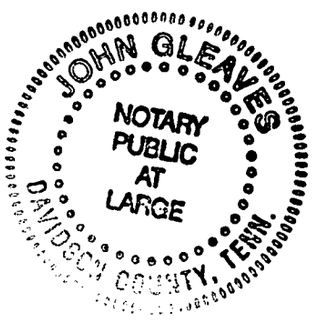


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALMA SHOEMAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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