This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $502,500.00.

Allison R. Trickett
Affiant

Subscribed and sworn before me this the 31st day of August, 2015.

Notary Public
My commission expires: 11/5/17

BILL GARRETT, Davidson County
Trans:T20150074715 DEEDWARR
Recvd: 09/02/15 09:28 2 pgs
Fees:13.00 Taxes:1859.25
20150902-0089177

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Allison Trickett | Pinnacle Bank | 103-03-0-127.00 |
| 2117 Acklen Avenue #2 | 150 3rd Ave South, Ste 900 | |
| Nashville, TN 37212 | Nashville, TN 37201 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHANDRA NICOLE JEANNETTE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALLISON TRICKETT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 805 on the Plan of Charlotte Park Company's First Addition, Block 37, of record in Plat Book 57, Page 103, 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 Chandra Nicole Jeannette by Quitclaim deed from Jason Scott Jeannette of record in Instrument No. 20130528-0053567 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 28, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4904 Idaho Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2015.

Chandra Nicole Jeannette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chandra Nicole Jeannette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2015.

My commission expires: 9/10/18

Notary Public

