Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150100187 DEEDWARR
Recvd: 11/25/15 08:16 2 pgs
Fees:13.00 Taxes:1235.80
20151125-0119420

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $334,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2015.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sara Wells 1146 Shelton Avenue Nashville, TN 37216-3108	New Owner	072-03-0-354.00

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, BATTLEGROUND INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA WELLS, UNMARRIED AND CHRIS LINDSEY, UNMARRIED AS TENANTS IN COMMON, 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 the Easterly half of Lot No. 58 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 58 fronts 50 feet on the Southerly side of Shelton Avenue and runs back 195.8 feet on the Easterly line and 198 feet, more or less, on the Westerly line, to a dead line, and measures 50 feet thereon.

Being the same property conveyed to Battleground Investments, LLC by Warranty deed from Chris Lewis of record in Instrument No. 20140910-0082941 Register's Office for Davidson County, Tennessee, dated September 08, 2014 and recorded on September 10, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1146 Shelton Avenue, Nashville, TN 37216-3108.

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 20th day of November, 2015.

_____, member

Battleground Investments, LLC
By: Steven A DeSoto, Member

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven A DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Steven A DeSoto as such member.

Witness my hand and official seal this 20th day of November, 2015.

My Commission Expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY