WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102032 DEEDWARR
Recvd: 12/02/15 13:43 2 pgs
Fees:13.00 Taxes:610.50
20151202-0121595

DIANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mariel L. Cook	Simmons First National Bank	Parcel ID:
513 Stevenson Street	7114 Hwy. 70 S, Ste. 105	09113011100
Nashville, TN 37209	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

CHRIS, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mariel L. Cook and Joshlane Rachel Ware, 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 lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 151 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 50 feet on the westerly side of Stevenson Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to CHRIS, LLC by Quitclaim Deed from CAA, LLC, of record in Instrument 20131206-0124473, dated December 5, 2013, Register's Office for said County. See also deeds of record in Instrument 20071016-0122464; Book 10294, Page 898; and Book 7308, Page 578, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 332, Page 127, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 513 Stevenson Street, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 27 day of November, 2015.

CHRIS, LLC

BY: L. Hollis Bratcher, President
L. Hollis Bratcher, President

STATE OF FLORIDA
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hollis Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the CHRIS, LLC the within named bargainer, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Hollis Bratcher as such President.

Witness my hand and official seal this 17th day of November, 2015.

My Commission Expires: 2-11-2018

Notary Public

NOTARY PUBLIC
VANESSA BUSIGO
Notary Public, State of Florida
Commission# FF 92034
My comm. expires Feb. 11, 2018