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 $496,000.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2015.

Notary Public
My commission expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathleen L. McElroy 408 B South 15th Street Nashville, TN 37206	Same	083-13-0N-001.00-CO

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, CHESNUT ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHLEEN L. McELROY, 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 Unit No. A on the Plan of Cottages of South 15th, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140523-0044858, 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 a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty deed from John Albert Willis of record in Instrument No. 20140102-0000277 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on January 2, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 408 B South 15th Street, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150107315 DEEDWARR
Recvd: 12/21/15 09:20 2 pgs
Fees:13.00 Taxes:1835.20
20151221-0127697

MAC

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 18th day of December, 2015.

Chesnut Enterprises, LLC

Mark A Chesnut Member

By: Mark A. Chesnut, Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark A. Chesnut, 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 Mark A. Chesnut as such Member.

Witness my hand and official seal this 18th day of December, 2015

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY