RECORD & RETURN TO:

Davidson County DEEDWARR
Recvd: 03/09/16 08:50 3 pgs
Fees:18.00 Taxes:795.50
20160309-0022358

WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to me on March 24th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-17

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29110SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Chelius and Victoria Robson 5144 Pritchett Drive Nashville, TN 37220	NEW OWNER	093-11-0A-131.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph Edward Jordan and Sandra H. Jordan, Co-Trustees of the Jordan Family Revocable Trust dated 29th day of January, 2014**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Michael Chelius and wife, Victoria Robson**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Academy Square, "Revised" of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe E. Jordan and wife, Sandi L. Jordan by Warranty Deed from Gary L. Finley, Executor of the Estate of Charla Frances Shipley and Gary L. Finley, heir dated September 24, 2010 and recorded on September 24, 2010 in Instrument No. 20100924-0076241, Register's Office for Davidson County, Tennessee; and

Also Being the same property conveyed to Jordan Family Revocable Trust dated 29th day of January, 2014 by Quitclaim Deed from Joe E. Jordan and Sandi L. Jordan dated, September 16, 2014, and recorded on September 19, 2014 in Instrument No. 20140919-0086340, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s);

2. Matters shown on Plan of record in Plat Book 5200, page 614, Register's Office for Davidson County, Tennessee, including but not limited to, any setback lines and/or easements lying within the lot(s) described in Schedule "A";

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions, of record in Book 6117, page 681, Book 6222, page 893, Book 9520, page 748, and Instrument No. 20101216-0100149 Register's Office for Davidson County, Tennessee;

4. Homeowners Association Charter of record in Book 6125, page 384, Register's Office for Davidson County, Tennessee;

5. By-Laws of record in Book 6117, page 700; Instrument No. 20070601-0065419, Instrument No. 20080130-0009636; Instrument No. 20090324-0026484; Instrument No. 20090409-0032557; Instrument No. 20100315-0019427; and Instrument No. 20101216-0100150, Register's Office for Davidson County, Tennessee;

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;

This property is also known as improved property located at 131 Academy Square, Nashville, TN 37210.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

*******END OF PAGE 2 – SIGNATURES TO FOLLOW ON PAGE 3*******

WITNESS my/our hand(s) this 3 day of March, 2016.

Jordan Family Revocable Trust dated 29th day of January, 2014

BY: Joseph Edward Jordan Co Trustee
Joseph Edward Jordan, Co-Trustee

Sandra H. Jordan, Co-Trustee
Sandra H. Jordan, Co-Trustee

STATE OF ARKANSAS, COUNTY OF Garland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Joseph Edward Jordan and Sandra H. Jordan, Co-Trustees of the Jordan Family Revocable Trust dated 29th day of January, 2014 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal on the 3 day of March, 2016.

Rebecca Comstock
NOTARY PUBLIC

My Commission Expires: 2-22-21

REBECCA COMSTOCK
GARLAND COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires Feb. 22, 2021
Commission # 12380591

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.