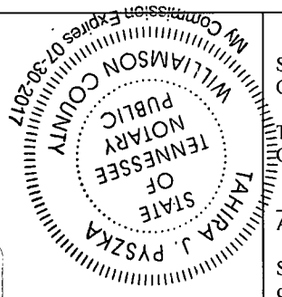
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167593

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160052251 DEEDWARR
Recvd: 06/20/16 13:53 2 pgs
Fees:13.00 Taxes:1054.50
20160620-0062534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Chandler and Stephanie N. Anthony 1419 Meridian Street, Nashville, TN 37207	New Owner	71-11-207.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL RICE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER R. CHANDLER AND STEPHANIE N. ANTHONY, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 364 and 365, The Highland Land Company's Subdivision, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Rice, unmarried, by Warranty Deed from Terrance Possehl, unmarried, dated 6/25/2008, recorded 7/11/2008, of record in Instrument No. 20080711-0071481, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1419 Meridian Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of June, 2016.

MICHAEL RICE ~~BY ANDREW DINGER, HIS ATTORNEY IN FACT~~

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, a Notary Public, Michael Rice ~~Andrew Dinger~~, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), ~~on behalf of Michael Rice~~ and acknowledged that he executed the same as the free act and deed of the said Michael Rice.

WITNESS my hand and seal, this the 16th day of June, 2016.

Notary Public

MIRELA O. CLUNIE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144032565
MY COMMISSION EXPIRES AUGUST 19, 2018

Printed Notary Name

My commission expires: 8/19/2018