WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Robert A Chilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JG-16-5500A-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert H. Chilton, IV	new owner	
(NAME)	(NAME)	**91-2-310.00**
5500 A California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT H. CHILTON, IV, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1401, Block 50 on the Plan of No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 D & J Properties of Tennessee, LLC, by Warranty deed from Raymond J. Jenkins and Laura D. Jenkins, husband and wife, recorded February 22, 2006 in Instrument No. 20060222-0020586 and a portion of the same property conveyed to D&J Properties by Quitclaim Deed from D&J Properties to obtain separate Map and Parcel Numbers, recorded October 13, 2015 in Instrument No. 20151013-0103986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5500 A California Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160069194 DEEDWARR
Recvd: 08/10/16 10:12 2 pgs
Fees:13.00 Taxes:1406.00
20160810-0083123

Witness my/our hand(s) this the 5th DAY OF AUGUST, 2016.

D & J Properties of Tennessee, LLC, a Tennessee limited liability company

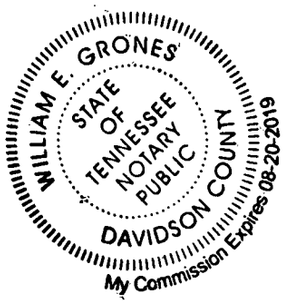
BY:_____
Jeff Gaw
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212