Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $242,137.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2018.

Notary Public
My commission expires: 08/11/20

Bill Garrett Davidson County
Batch# 80324 DEEDWARR
04/12/2018 03:32:03 PM 2 pgs
Fees: $13.00 Taxes: $895.91

20180412-0034689

02-1801-50369

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicole Gardner 4348 Barnes Cove Drive Nashville TN 37211	**New Owner**	173-09-0-A-652.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle L. Chandler, a Married Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicole Gardner, Unmarried Woman**, hereinafter called the Grantees, their successors and assigns, a 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. 771, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle L. Chandler by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 30, 2008, recorded July 2, 2008, of record in Instrument No. 20080702-0068459, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4348 Barnes Cove Drive, Nashville, TN 37211.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22nd day of February, 2018.

Kyle L. Chandler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kyle L. Chandler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of February, 2018.

Notary Public

My Commission expires: 08/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020