PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of May, 2002, by and between BRENT CHANCE and JENNIFER CHANCE, hereinafter called Grantors, and ALLISON R. W. HATMAKER, AN UNMARRIED WOMAN, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRENT CHANCE and JENNIFER CHANCE, Grantors, do hereby bargain, sell, transfer and convey unto ALLISON R. W. HATMAKER, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 246 BOXMERE PLACE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BRENT CHANCE
Signature of Seller

Jennifer Chance

JENNIFER CHANCE
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/17/02 11:00 3pgs
Fees:18.00 Taxes:684.50

20020517-0060646

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, BRENT CHANCE and JENNIFER CHANCE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of May, 2002.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

**ALLISON R. W. HATMAKER, AN UNMARRIED WOMAN**

**246 BOXMERE PLACE**
**NASHVILLE, TN 37215**

Property Address:

**246 BOXMERE PLACE**
**NASHVILLE, TN 37215**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 131-6-E, PARCEL 246**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$185,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **May, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 246 of Burton Hills-Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for said County, to which source reference is hereby made for a more complete detailed description together with the said Apartment's appurtement undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to BRENT CHANCE and JENNIFER CHANCE, by Deed from BRENT A CHANCE, JENNIFER HELTON, BO, of record in Book 10965, page 230, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 131-6-E, PARCEL 246).

2. Corporation Charter for Burton Hills Village of Boxmere, Phase I
Council Inc., of record in Book 6665, page 6, said Register's Office and Articles of Amendment to Charter, of record in Book 6921, page 218, said Register's Office.

3. Master Deed and By-laws of Burton Hills Village of Boxmere, Phase I of record in Book 6666, page 749, said Register's Office and First, Second and Third Amendments to Master Deed of record in Book 6824, page 308, Book 6908, page 138 abd Book 6921, page 226, said Register's Office.

4. All matters as set forth on the Plan of Burton Hills Village of Boxmere, Phase I - Exhibit B to Master Deed, of record in Plat Book 6666, page 749, said Register's Office.

5. Amendment to By-Laws, of record in Book 6911, page 831, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions, of record in Book 6517, Page 522, Register's Office for DAVIDSON County, Tennessee and as amended in Book 6691, page 593, and Second Amendment, of record in Book 6778, page 532, said Register's Office.

y.CV PARA#=PARA#+1
6. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.