WARRANTY DEED

SIDWELL & BARRETT, PC
121 1st Avenue South, Suite 200
Franklin, TN 37064

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/24/02

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Chancellor, ~~James Chancellor~~ and ~~Donna M. Chancellor~~	ERA ~~SAME~~ Mortgage	103-02-0-B-019.00 CO
(NAME)	(NAME)	
501 Bellmore Place,	3000 Leadenhall ~~SAME~~ Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209	Mount Laurel ~~SAME~~ NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVEN L. HARTMANN AND WIFE, STACEY N. HARTMANN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Chancellor, ~~An Unmarried Man~~ and ~~James D. Chancellor and wife, Donna M. Chancellor~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This is improved ☒ unimproved property, known as 501 Bellmore Place, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our/my hands this 5/24/02.

Steven L. Hartmann

Stacey N. Hartmann

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Broomfield

Before me, a Notary Public, personally appeared Steven & Stacey Hartmann and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Wells Fargo Bank, ~~Tennessee~~ Colorado this 5/24/02.

Commission expires:

My Commission Expires 5/31/2004

KIMBERLY D'AMICO NOTARY PUBLIC STATE OF COLORADO

Notary Public

Davidson County DEEDWARR
Recvd: 06/07/02 14:24 2pgs
Fees:13.00 Taxes:432.90

20020607-0069725

By-Laws of record in Book 11648, page 662, and Instrument No. 200105040046261, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 11648, page 660, and Instrument No. 2001 032600 28531, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Instrument No. 2000 080900 79074, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Telephone of record in Instrument No. 2000 082400 83643, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 2000 091300 91248, 2000 091300 91249, 2000 080400 77639, 2000 09130091247, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 116 Rockglen Court, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 31st day of May, 2002.

K B R G of NASHVILLE, LLC

By: Robert H. Tappen
Its: Managing Member

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert H. Tappen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of K B R G of Nashville, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Managing Member.

Witness my hand and official seal this 31st day of May, 2002.

Pamela S. Caffrey
Notary Public

8/31/06
My Commission Expires

