Return to;
Rudy Title and Escrow, LLC.
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/24/03 15:22 2pgs
Fees:13.00 Taxes:442.15
20030224-0024494

(SP) **41629**

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 119,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **19TH DAY OF FEBRUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: 7/29/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MELISSA D. KELLER **817 Running Deer** **Nashville, TN 37221**	New Owner	**142-8-B-90** **9D 2284**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, HOLLY C. BALLARD, now known as HOLLY A. CHAPMAN, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA D. KELLER,** unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Unit Number 90 of Phase IV, Coronada Town Home Condominiums, a horizontal property regime established by Master Deed of record in Book 4901 at page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, the Plat of which is of record in Plat Book 5200 at page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Holly C. Ballard by deed from Robert L. Walter of record in Book 11035, page 229, Register's Office for Davidson County, Tennessee. The said Holly C. Ballard now being known as Holly A. Chapman.

Unimproved ( )
This is improved (**X**) property, known as **817 Running Deer, Nashville, Tennessee 37221**

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 MY HAND THIS 19th DAY OF FEBRUARY, 2003.

Holly C. Ballard nka Holly A. Chapman

HOLLY C. BALLARD now known as HOLLY A. CHAPMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOLLY C. BALLARD, now known as HOLLY A. CHAPMAN, An Unmarried Person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

