WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/06 09:55 2 pgs
Fees:13.00 Taxes:1221.00

20060823-0103728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Karen Valiquette	**SAME AS OWNER**	
(NAME)	(NAME)	
4204 Hillsboro Pike #105		**MAP 131-02-O-D**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		**PARCEL 005.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Schellman and wife, Lauren Gonzmart Schellman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Valiquette and father, John Valiquette,** 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:

Land in Davidson County, Tennessee, being Unit No. 5 in Hillsboro Hall, Phase I, a private element horizontal property regime, described in Declaration of record in Book 11713, page 350, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a private element horizontal property regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356 and Instrument No. 200002020010655, and plat of record in Book 11700, page 45, said Register's Office, are incorporated herein by reference and made a part hereof as though copied herein verbatim. Said units also comprise Lots 60, 61 and 62, and a portion of 66, Hollywood Place, recorded in Book 547, pages 85-86, said Register's Office, and being Lot 1 and a portion of Lot 2 of record in Book 9700, page 786, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Schellman, unmarried by Deed from John Braswell recorded March 4, 2004 in Instrument No. 20040304-0024438, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 11700, page 45; Book 9700, page 786 and Book 547, pages 85 and 86, said Register's Office; (c) Restrictive covenants contained in Book 11713, page 350; Book 11713, page 356 and Instrument No. 200002020010655, said Register's Office; and (d) Charter of record in Book 11728, page 763, said Register's Office.

Lauren Gonzmart Schellman joins in the execution of this instrument to convey any and all martial rights she may have in said property.

unimproved ☐
This is improved ☒ property, known as 4204 Hillsboro Pike 105, Nashville, TN 37215
(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 my hand this 18th day of August, 2006.

Christopher Schellman

Lauren Gonzmart Schellman

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, of said County, Christopher Schellman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2006.

Commission expires:

MICHAEL P. McKEOWN
Notary Public, State of Florida
My Comm. Expires Oct. 22, 2006
No. DD159610

Notary Public

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, of said County, Lauren Gonzmart Schellman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2006.

Commission expires:

MICHAEL P. McKEOWN
Notary Public, State of Florida
My Comm. Expires Oct. 22, 2006
No. DD159610

Notary Public