File No. 270100527

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/07 10:27 2 pgs
Fees:13.00 Taxes:826.21
20070308-0028575

AUNDREY MEALS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-7-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bo Martindale III	Robert Bo Martindale III	117-07-0D-018.00CO
(NAME)	(NAME)	
3018 N. Thompson Lane	106 Matthew Lane	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryan A. Chance and wife, Cayce Chance, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Bo Martindale III, unmarried HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Unit No. 18, on the Plan of Park Green Condo, as shown by plat appearing of record in Plat Book 6250, Page 253, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Bryan A. Chance by Warranty Deed dated July 28, 2000 of record in Instrument # 20000915-0091783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Master Deed and By-Laws of record in Book 6247, page 872, Book 6453, page 717, Book 8430, page 634; HOA Charter of record in Book 6247, page 869; Stormwater Detention Agreement of record in Book 6269, page 167; All matters shown on the plan of record in Plat Book 6250, Page 253; all in the Register's Office for Davidson County, Tennessee.

Cayce Chance, spouse of Bryan A. Chance, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 106 Matthew Lane, 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 GRANTEE, HIS heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, HIS 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/our hands this 27th day of February, 2007.

Bryan A. Chance

Cayce Chance

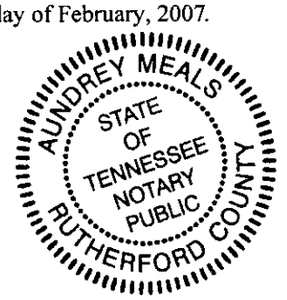
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bryan A. Chance and Cayce Chance, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that they executed the withininstrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2007.

Commission expires:
9-7-2010



Notary Public

File Number: 270100527

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129