WARRANTY DEED



State of Tennessee)
County of Davidson)

07-03-022-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRENT CHANCE AND WIFE, JENNIFER CHANCE	SUNTRUST BANK	132-05-E
(NAME) 1319 Liberty Pike	(NAME) P.O. Box 26419	3.00CO
(ADDRESS) Franklin, TN 37067	(ADDRESS) Richmond, VA 23260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENT CHANCE, JENNIFER CHANCE**, husband and wife hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 3, of the Gray Oaks Place, a Horizontal Property Regime, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20070207-0016097, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Gray Oaks Place as shown on Exhibit "B" to the Master Deed of record Instrument No. 20070207-0016097, said Register's Office.

BEING part of the same property conveyed to THE JAMES WALTER PICKLE CHARITABLE FOUNDATION, by deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, Deceased of record in Instrument No. 20040127-0010070, said Register's Office, dated December 30, 2003.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gray Oaks Place, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4305-B Gray Oaks Drive, Unit 3, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 03/30/07 11:02 2 pgs
Fees:13.00 Taxes:2072.00
20070330-0038209

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of March, 2007

THE JAMES WALTER PICKLE CHARITABLE FOUNDATION,
A TENNESSEE NOT FOR PROFIT CORPORATION

By: _____
LAWRENCE J. SACKS, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lawrence J. Sacks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION, A TENNESSEE NOT FOR PROFIT CORPORATION** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of March, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

