WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$85,000.00**

E Ward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11th DAY OF MAY, **2007.**

NOTARY PUBLIC

MY ~~COMMISION~~ Commission EXPIRES 01/24/09
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/18/07 10:45 2 pgs
Fees:13.00 Taxes:314.50
20070518-0059547

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
CASEY D. CHAVIS	Bank of America	**142-06-O-A-119.00-CO**
810 BELLEVUE, UNIT 119	9000 Southside Blvd.	
NASHVILLE, TN 37221	Jacksonville, FL 32256	

FOR AND IN CONSIDERATION OF THE SUM OF **$85,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES JONES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CASEY D. CHAVIS, UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 119, of "Peppertree" - Creekside Meadows, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4834, page 257, as amended in Book 4984, Page 174' Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644, Book 6535, page 723; Book 6535, page 724; Book 6874, page 354; and Book 7610, page 973, said Register's Office, and the By-Laws of record in Book 4834, page 297, as amended in Book 5259, page 5; Book 6237, page 644; and Book 6535, page 724, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of "Peppertree" - Creekside Meadows, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

*

Being the same property conveyed to Charles Jones by Warranty Deed from Christine Gragson dated 01/12/05 and filed for record on 01/20/05 in

*The subject property is not the principal residence of the Grantor as defined by statute.

Instrument # 20050120-0007530, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 4675, page 128-130, said Register's Office.
Subject to Master Deed and By Laws of record in Book 4834, Page 257-312, as amended in Book 4834, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, said Register's Office.
Subject to Charter of Creekside Meadows Association, Inc. of record in Book 4886, Page 610, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **810 BELLEVUE, UNIT 119**
NASHVILLE, TN 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 not 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 ever 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 11th day of **MAY, 2007**

CHARLES JONES

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHARLES JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of **MAY, 2007.**

NOTARY PUBLIC

(SEAL) My Commission expires: 7/9/010

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY