27-1-243

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/13/07 10:43 2 pgs
Fees:13.00 Taxes:325.23

20070613-0070777

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 7th day of June, 2007 by and between **John Ryan Koltiska**, hereinafter referred to as GRANTOR, and **Nicholas A. Chambers, an unmarried man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 158 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Meade Highlands Condominiums of record in Book 7091, page 302, 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.

This conveyance is subject to the following:

1) All matters appearing on the plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, as established by Master Deed with By-Laws and Site Plan, of record in Book 7091, Page 302, Register's Office for said County.

2) Condominium Association Charter contained in instrument of record in Book 7102, page 223, Register's Office for said County.

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4881, page 710, Register's Office for said County.

Being the same property conveyed to John Ryan Koltiska, unmarried, by Warranty Deed from Melissa W. McDonald, unmarried, in the amount of $74,900.00, dated June 27, 2006, recorded June 28, 2008, of record in Instrument 200606280077376, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Melissa W. McDonald, an unmarried person by Warranty Deed from Valerie Wyatt, an unmarried person, in the amount of $67,500.00, dated May 14, 2004, recorded May 19, 2004, of record in Instrument 200405190058835, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 21 Vaughns Gap Road #158, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John Ryan Koltiska

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, John Ryan Koltiska, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Name and Address of Property Owner:**
Nicholas A. Chambers
21 Vaughns Gap Road #158, Nashville, TN 37205

**Send Tax Statements to:**
~~3326 Aspen Grove Drive, Ste #400~~
~~Franklin, TN~~ First TN Home Loans
1555 W. Walnut Hill Ln. # 200
Irving, TX 75038

**Map & Parcel No.** 129.15-0A-158.00-CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $87,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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