WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/07 11:12 2 pgs
Fees:13.00 Taxes:1850.00
20070810-0095933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TERRI D JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

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 NUMBERS
Loren L. Chumley	**First American Tax Service**	
(NAME)	(NAME)	**MAP 131-05-O-A**
123 Jefferson Square	**8435 Stemmons Freeway**	
(ADDRESS)	(ADDRESS)	**PARCEL 123.00 CO**
Nashville, TN 37215	**Dallas, TX 75247-3907**	
(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, I, **JANICE RICE, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOREN L. CHUMLEY AND HUSBAND, SCOTT C. PETERSON,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 of the Jefferson Square Townhouses, (Section One) a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Jefferson Square, (Section One) Condominiums, of record in Book 4731, page 332, as amended in Book 5826, page 693, and in Book 8550, page 3, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4731, page 332, and as amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249 and Book 10355, page 306, said Register's Office, 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 Plan of Jefferson Square Townhouses, (Section One), of record in Book 4675, page 12, said Register's Office, for a more complete description of such Unit.

Being the same property conveyed to Janice Rice by Quit Claim Deed from Robin L. Rice, Sr., dated July 2, 2005, of record in Instrument No. 20050707-0078478, Register's Office for Davidson County, Tennessee. Also acquired by Instruments of record in Instrument No. 20040113-0004959 and Instrument No. 20040615-0070837, said Register's Office.

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) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4675, page 12, said Register's Office; (c) Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Book 5676, page 31, Book 5700, page 719, said Register's Office; and (d) Charter of record in Book 8485, page 642 and Book 8556, page 701, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 123 Jefferson Square, 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 9th day of August, 2007.

Janice Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Janice Rice 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 at Nashville, Tennessee this 9th day of August, 2007.

Commission expires:



Notary Public