Davidson County DEEDWARR
Recvd: 09/06/07 14:44 2 pgs
Fees:13.00 Taxes:407.00
20070906-0107188

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02355 JAYATHILAKE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Karuna Jayathilake and Ajanta Roy	Same	117-3B-89.00CO
2601 Hillsboro Pike Unit F-10		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES D. CHAPPELL JR., AN UNMARRIED MAN

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

KARUNA JAYATHILAKE, A MARRIED MAN*

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

SEE EXHIBIT "A"

This is improved property known as 2601 Hillsboro Pike Unit F-10, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 My hand on the 31st day of August, 2007.

James D. Chappell Jr.
James D. Chappell Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES D. CHAPPELL JR., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2007.

Notary Public _____

My Commission Expires: _____



file # 07-02355 JAYATHILAKE

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit F-10, THE VILLAGER CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 201, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James D. Chappell Jr. an unmarried man by Warranty Deed from James D. Chappell, recorded on the 17th day of October, 2003 in Instrument No. 20031017-0154265, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

*THE GRANTEE'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES WILL NOT BE THE PRINCIPLE RESIDENCE OF THE GRANTEE AND/OR THE GRANTEE'S SPOUSE.