File No. 07WH0250

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/07 09:58 2 pgs
Fees:13.00 Taxes:436.60

20071119-0135019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Melissa Chont
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa K. Chont	JPMorgan Chase Bank, N.A.	072-10-0-276.00
(NAME)	(NAME)	
2225 Scott Ave	P.O. Box 47020	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Doraville, GA 30362-7020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **STEVE NICHOLS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA K. CHONT AND HUSBAND ALEX R. CHONT**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Part of Lot No. 31 and 32, on the Plan of Montgomery Heights, as shown on plat of record in Plat Book 332, page 47, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said Lot fronts 55 feet on the east side of Scott Avenue and extends back between parallel lines 107 feet to a dead line, the northwest corner of the Lot herein described being 110 feet of the southeast intersection of Scott and Highland Avenues.

Being the same property conveyed to Steve Nichols by deed from Houzinu, LLC, dated 11/10/2006 of record in Instrument No. 20061204-0149132, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE RESIDENCE OF THE GRANTOR.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2225 Scott Ave, Nashville, Tennessee 37216

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of November, 2007.

Steve Nichols

STATE OF TENNESSEE

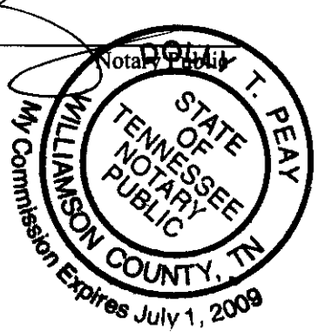
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named STEVE NICHOLS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of November, 2007.

Commission expires:

Notary Public



File Number: 07WH0250

RETURN TO:

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White House, TN 37188