Davidson County DEEDWARR
Recvd: 11/20/07 10:04 2 pgs
Fees:13.00 Taxes:1661.30

20071120-0135784

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/01/09

(AFFIX SEAL)

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

P-07-4808

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Charles Chapela	~~New Owner~~ Oxxford Mortgage, LLC	
4808 Redcastle Ridge	P.O. box 986 (NAME)	172-14-0B-072.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Newark, NJ 07184	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID NICHOLAS AND WIFE, PAULA NICHOLAS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER CHARLES CHAPELA AND SPOUSE, SHEREE LYN CHAPELA, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1 of record in Plat Book 7900, Page 766 and 767, and revised in Instrument No. 200103130024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Nicholas and wife, Paula Nichols by Warranty Deed from Curtis M. Wallen and wife, Kay Witt Wallen of record in Instrument No. 20040903-0106992, in the Register's Office for Davidson County, Tennessee, dated August 27, 2004.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4808 Redcastle Ridge, Nashville, Tennessee 37211
(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/our hand(s) this 19th day of November, 2007.

David Nicholas

Paula Nicholas

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Nicholas and wife, Paula Nicholas the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2007.

Notary Public

My Commission Expires: 2/5/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800