Davidson County DEEDWARR
Recvd: 07/23/08 14:22 2 pgs
Fees:13.00 Taxes:828.43

20080723-0075582

WARRANTY DEED

P-08-601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,900.00

Debbie Mann
Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2008

Deborah K. Behrle
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH K. BEHRLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Nicole S. Chaput	Franklin American Mortgage	
601 Old Hickory Blvd., #25	(NAME) 501 Corporate Centre Drive Suite 400	171-03-0B-219.00 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin, TN 37067	
(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 TIMOTHY J. OSTROM, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NICOLE S. CHAPUT, 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. 25 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six of record in Plat Book 9700, Page 953-954, 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 Timothy J. Ostrom, unmarried by deed from April Dawn Ungar and husband, Gary Ungar of record in Instrument No. 20051227-0153585, in the Register's Office for Davidson County, Tennessee, dated December 21, 2005.

Said property has never been the principle residence of the Grantor.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, page 953 and 954, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 45, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, corrected in Book 10294, page 850, Book 10694, page 541, Book 10694, page 539, Book 10126, page 486, Book 10275, page 959, Book 11550, page 531, Book 11682, page 75, Doc. No. 20000718-0070558, rerecorded in Doc No 20050705-0076596, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., #25, Brentwood, Tennessee 37027
(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 21st day of July, 2008.

Timothy J. Ostrom

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 Timothy J. Ostrom 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 21st day of July, 2008.

Notary Public

My Commission Expires: 5/18/2012

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

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