BILL GARRETT, Davidson County
Trans:T20090031022 DEEDWARR
Recvd: 05/11/09 10:44 2 pgs
Fees:13.00 Taxes:880.23

20090511-0042974

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 20 09

NOTARY PUBLIC

My Commission expires: Sept 27, 2010

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Katie B. Funderburk	Wells Fargo Bank	Map:173-09-0A-717 Parcel:
(NAME)	(NAME)	
4303 Barnes Cove Drive	2701 Wells Fargo Way	Map: Parcel:
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Minneapolis, MN 55408	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08120051

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MATTHEW T. CHAPAS AND WIFE, AGNIESZKA CHAPAS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KATIE B. FUNDERBURK, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 590, as shown on the map entitled Section Two, Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew T. Chapas, by deed from Regent Homes, LLC, of record as Instrument No. 20071129-0138418, dated November 21, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2009, a lien, but not yet due and payable.
2. Matters shown on the Plan of record as Instrument No. 20070413-0044640, said Register's Office.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and made applicable to the subject property by Instrument No. 20021226-0158459, and by Instrument No. 20060321-0032382, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to Easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, said Register's Office.
5. Easements for sanitary sewers, storm drainage and water main with appurtenances, of record as Instrument No. 20010918-0100850, and Instrument No. 20010918-0100852, said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20020628-0078164, said Register's Office.
7. Stormwater Detention Agreement of record as Instrument N. 20051213-0149579, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

4303 MTC 31 DEC 2008

This is property known as ~~4603~~ Barnes Cove Drive, Nashville, Tennessee 37211.,

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31 day of December, ~~200~~ 2008

/ Matthew T. Chapas
MATTHEW T. CHAPAS

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MATTHEW T CHAPAS, the bargainor, 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 purpose therein contained.

Witness my hand and official seal at office this 31 day of December, 2008.

NOTARY PUBLIC

My Commission expires 1/1/2009

KIM MELI
Notary Public, State of Ohio
My Commission Expires Jan. 1, 2009

/ Agnieszka Chapas
AGNIESZKA CHAPAS

STATE OF ~~TENNSSSEE~~ OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AGNIESZKA CHAPAS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 31 day of December, 20 2008

NOTARY PUBLIC

My commission expires: 1/1/2009

KIM MELI
Notary Public, State of Ohio
My Commission Expires Jan. 1, 2009