THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2009 Notary Public MY COMMISSION EXPIRES: 9/3/12 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Nastri	Bank of Americay	MAP 161-10-A
5104 Village Trace	801 Crescent Centre Dr #510	PARCEL 160
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anna Caroline Chappell Pace (formerly known as Anna C. Chappell) and husband, Stephen A. Pace and Natalie M. Chappell, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael C. Nastri and Cassie L. Mealer, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 159 on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anna C. Chappell and Natalie M. Chappell and Diane A. Chappell by deed from Roy English of record in Instrument No. 20011120-0127533, Register's Office for Davidson County, Tennessee, dated November 14, 2001. The said Diane A. Chappell and husband, James P. Chappell having since conveyed their interest in the subject property to Anna C. Chappell and Natalie M. Chappell by Quitclaim Deed dated August 25, 2008, of record in Instrument No. 20080827-0088034, said Register's Office. The said Anna C. Chappell has since married and is now known as Anna Caroline Chappell Pace. Stephen A. Pace joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5104 Village Trace, Nashville, TN 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; 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 our hands this the 7th day of July, 2009.

Anna Caroline Chappell Pace

Stephen A. Pace

Natalie M. Chappell

Notary Seal present, ~~but could not be reproduced.~~

Bill Garrett
Davidson County Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090047176 DEEDWARR
Recvd: 07/14/09 10:50 2 pgs
Fees:13.00 Taxes:608.65

20090714-0065730

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 **Anna Caroline Chappell Pace** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2009.

My Commission expires 11-14-09

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Janice H. Collins
Notary Public

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 **Natalie M. Chappell** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2009.

My Commission expires 11-14-09

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Janice H. Collins
Notary Public

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 **Stephen A. Pace** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2009.

My Commission expires 11-14-09

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Janice H. Collins
Notary Public