BILL GARRETT, Davidson County
Trans:T20090071355 DEEDWARR
Recvd: 10/20/09 14:27 2 pgs
Fees:13.00 Taxes:1054.50
20091020-0096953

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009090028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $285,000.00

Sworn to and subscribed before me this 19th day of October, 2009.

Affiant

Notary Public

ADAM HEWITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2012

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Melissa L. Martellotti 4210 Hillsboro Pike #203 Nashville, TN 37215	New Owner	131-020H-203.00C0

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David A. Chase , an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa L. Martellotti , an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of Hillsboro Quarters II Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated , under the Master Deed establishing Hillsboro Quarters Condominiums of record in Instrument 200404210045569, amended in Instrument 200405110054050, Instrument 200501100003192, and Instrument 200504250045365, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical , telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Reference is hereby made to the Plan of Hillsboro Quarters II Condominiums as set out on Exhibit "A" to the Third Amendment to the Master Deed of record in Instrument 200504250045365, said Register's Office, for a more complete description.

Being the same property conveyed to David Chase, unmarried by deed from Craighead Patten Properties, a Tennessee joint venture of record in Instrument 200505170055178, Register's Office for Davidson County, Tennessee, dated May 13, 2005.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__ Grantor ____ Grantee.

This is improved property known as **4210 Hillsboro Pike #203, Nashville, TN 37215.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this19th day of October, 2009.

David A. Chase

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David A. Chase, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2009.

Notary Public 07/05/2011

