WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammie Matthews	Tammie Matthews	142060A14900CO
(NAME) 810 Bellevue Road	(NAME) 810 Bellevue Road Apartment #149	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37221	
(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, William A. Chasse and wife, Deborah L. Chasse, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammie Matthews, unmarried 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:

A certain condominium apartment in Davidson County, TN,described as Unit No. 149, Building No. 13 and Garage No. 2 of "Peppertree"-Creekside Meadows Condominiums, a Condominium, a Horizontal Property Regime, located on Bellevue Road, Nashville, TN, as shown on the plat of "Peppertree"-Creekside Meadows Condominiums, Condominium apartments, recoded in Book 4675, pages 128, 129 and 130, said Register's Office, and described in a Master Deed recorded in Book 4834, page 257 as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, coowners and tenants of "Peppertree"-Creekside Meadows Condominiums, Condominium apartments contained in the Master Deed recorded in Book 4834, page 257 as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, and By-Laws recorded in Book 4834, page 297 as amended in Book 6237, page 644 and Book 6535, page 724, Registers' Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to William A. Chasse, by deed of recordin Instrument No. 20060809-0097824, Register's Office for Davidson County, Tennessee.

Deborah L. Chasse joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road Apartment #149, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20090072431 DEEDWARR
Recvd: 10/26/09 09:54 2 pgs
Fees:13.00 Taxes:366.30
20091026-0098465

Witness my hand this 22 day of October, 2009.

William A. Chasse

Deborah L. Chasse

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 William A. Chasse and Deborah L. Chasse with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2009.

Commission expires: 1-21-2013

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY