03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $168,900.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Rachelle Caudill
Affiant

Subscribed and sworn
of _____,

Notary Public
My commission expire

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 168,900.00
DAVID E. MANN, Affiant
Subscribed and sworn before me this the
14 Day of DECEMBER, 2011.
_____, Deputy Register

03-1109-37328

Address of New Owner:	Send Tax Bills to:	Tax Information
Ann M. Chalos	New Owner	090-15-003.00
2817 West End Avenue		
Suite 126-411		
Nashville TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah K. May, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ann M. Chalos, unmarried, hereinafter called the Grantees, their successors 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. 640 on the Plan of Charlotte Park, Section 10, of record in Book 2900, Page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah K. May by deed from Jack M. Rigsby and wife, Geraldine M. Rigsby, dated February 15, 2001, recorded February 20, 2001 in Instrument No. 20010220-0015774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 621 River Rouge Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20110079112 DEEDWARR
Recvd: 12/14/11 11:59 2 pgs
Fees:13.00 Taxes:624.93
20111214-0097330

WITNESS my hand this 13th day of December, 2011.

Deborah K. May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah K. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of December, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013