BILL GARRETT, Davidson County
Trans:T20120009580 DEEDWARR
Recvd: 02/08/12 09:41 2 pgs
Fees:13.00 Taxes:444.00
20120208-0011195

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2012 by and between **Claude A. Chandler**, hereinafter referred to as GRANTOR, and **Cody Tellis and Laura Tellis, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 242, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

This Conveyance is Subject to the Following:

1. Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Amendment to Master Deed of record in Instrument No. 20050404-0036415 and 2nd Amendment to Master Deed of record in Instrument No. 20050512-0053861 Registers Office for Davidson County Tennessee.

2. Easement to Comcast of record in Instrument No. 20110930-0075711 Register's office for said County

3. Right of Way Entry Agreement of record in Book 9921, page 620 Registers Office for said County

4. Easements, setback lines and other matters as shown on the plat of Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Claude A. Chandler and wife, Annette C. Chandler by Warranty Deed from The Garden partners, a Tennessee General partnership dated July 19, 2004 and recorded August 12, 2004 of record in Instrument No. 20040812-0097574 Register's Office for Davidson County, Tennessee. Predeceased by wife Annette C. Chandler, property now vested as Claude A. Chandler as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: 2025 Woodmont Blvd Apt #242, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Claude A. Chandler by Sue Cann his attorney in fact.

Claude A. Chandler by Sue Cann his attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of January, 2012 before me personally appeared Sue Cann, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Claude A. Chandler, and acknowledged that he/she executed the same as the free act and deed of said Claude A. Chandler.

Witness my hand, at office, this 31st day of January, 2012.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires October 28, 2012

My Commission Expires: _____

Name and Address of Property Owner:
Cody Tellis and Laura Tellis
2025 Woodmont Blvd Apt #242,
Nashville, TN 37215

Send Tax Statements to:
Cody Tellis and Laura Tellis
2025 Woodmont Blvd #242
Nashville, TN 37215

Map & Parcel 117-11-O-J-242.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $120,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of January, 2012.

Notary Public

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

My Commission Expires: 3/3/2014

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-003