WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHARON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires May 6, 2019

G-VRES-15-3000-1132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grace A. Chen	**Same as New Owner**	
(NAME)	(NAME)	
3000 Hillsboro Pike, # 113		**117-03-0A-113.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHLEEN DIANE-RHODE KAPPELMANN AND JOSEPH KAPPELMANN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GRACE A. CHEN, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 113, Versailles Condominium Apartments, as shown on the plat of record in Plat Book 5080, Page 80, corrected in Book 5171, Page 153 and established under Master Deed of record in Book 5168, Page 944, in the Register's Office Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kathleen Rhode and Joseph A. Kappelmann, both unmarried as tenants in common with rights of survivorship by Quitclaim deed from Kathleen Rhode, unmarried of record in Instrument No. 20120322-0024552 Register's Office for Davidson County, Tennessee, dated March 19, 2012 and recorded on March 22, 2012.

Kathleen Rhode and Joseph A. Kappelmann having since married. Kathleen Rhode is now Kathleen Diane-Rhode Kappelmann. Kathleen Rhode and Kathleen Diane-Rhode Kappelmann are one and the same person.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Townhomes of record in Book 5168, Page 944, as amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- Charter of Versailles Townhomes Homeowner's Association of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4240, Page 209, Book 5221, page 681, Book 3531, page 592, Book 4158, page 34, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike, # 113 , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150068101 DEEDWARR
Recvd: 08/13/15 15:41 2 pgs
Fees:13.00 Taxes:821.40
20150813-0081344

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2015.

Kathleen Diane-Rhode Kappelmann

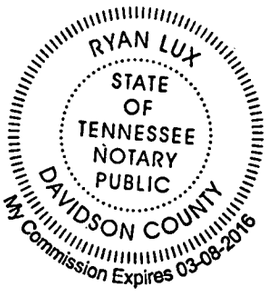
Joseph Kappelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN DIANE-RHODE KAPPELMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

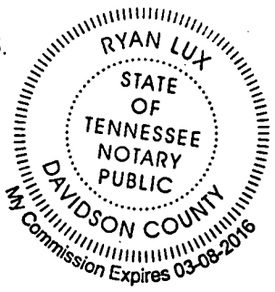


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH KAPPELMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212