BOOK 10539 PG 191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Paulette Freeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 1997.

Notary Public

MY COMMISSION EXPIRES: April 23, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulette Freeland	Paulette Freeland	Map 97-8A
(NAME) 158 Lake Chateau Drive	(NAME) 158 Lake Chateau Drive	Parcel 43
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **NPH BUILDERS, A TENNESSEE CORPORATION COMPOSED OF RICHARD A. NELSON, RICHARD J. PUNCOCHAR AND ESMOND H. HARDING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAULETTE FREELAND, A SINGLE PERSON , 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:

BEING part of the same property conveyed to NPH Builders, a Tennessee Partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding by Deed from Theodore H. Pailet, Trustee, of record in Book 10312, Page 632, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. The provisions of a Master Deed establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308, and Book 6691, pages 308 & 314, as corrected and amended in Book 7025, page 380, Book 7367, page 272, and Book 10322, page 682, all of the Register's Office for Davidson County, Tennessee.

2. Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.

4. Option for right-of-way easement of record in Book 6599, page 291, Register's Office for Davidson County, Tennessee, and right-of-way easement of record in Book 6651, page 23, Register's Office for Davidson County, Tennessee, granted South Central Bell Telephone Company.

5. The Plan of record in Book 6250, pages 607-610, as corrected and amended in Book 7025, page 380, and Book 7367, page 272, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made.

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. H-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County , Tennessee.

unimproved ☐

This is improved ☒ property, known as 158 Lake Chateau Drive, Hermitage, TN 37076

(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 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.

Witness our hands this 18th day of July, 1997.

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NPH Builders
By: _____
RICHARD A. NELSON, PARTNER

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, personally appeared RICHARD A. NELSON and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the PARTNER and, respectively, of the NPH Builders, the within-named bargain, and corporation, and that they as such PARTNER and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RICHARD A. NELSONas such PARTNER, and attesting the same by the said as such.

Witness my hand and official seal at Mt. Juliet , Tennessee this 18th day of July, 1997

Commission expires: April 25, 1998

Louise N. Tynes Notary Public

97 JUL 23 AM 10 21

09622419

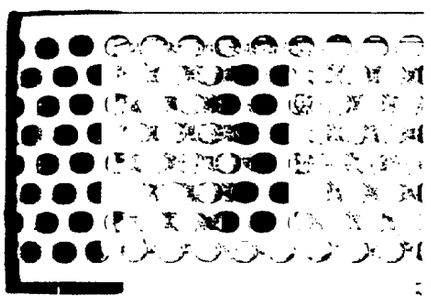
7746 07/23 0101 CASHIER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10539 PG 193

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT

CO TX 412.50

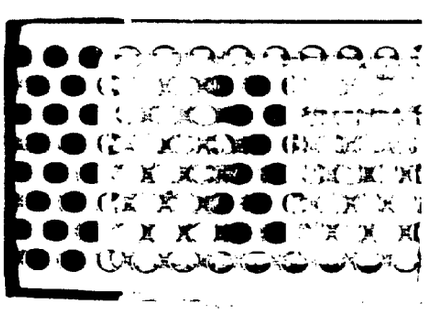
PRFEE 1.00

MREED 8.00

TOTAL 412.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/97 01 10:22 CH 01 7.01



03229 49

97 JUL 23 AM 10:21

DAVIDSON

No. 1177426