BOOK 10545 PG 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 1997.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: April 25, 1998.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Title Escrow of Wilson County, Inc., 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 |
|---|---|---|
| Deborah Unger | Century Mortgage Corporation | Map 97-8A |
| (NAME)<br>154 Lake Chateau Drive | (NAME)<br>Two International Drive, Suite 507 | Parcel 45 |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS)<br>Nashville, TN 37217 | Cntrl Map: 4D86738 |
| (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 DEBORAH UNGER , 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 unit in Davidson County, Tennessee described as follows: Unit No. H-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Pages 607-610, Register's Office for Davidson County, Tennessee.

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 & 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.

unimproved ☐

This is improved ☒ property, known as 154 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 24th day of July, 1997.

NPH Builders
By: Richard J. Puncochar
Richard J. Puncochar, Partner

Attest:

BOOK 10545 PG 17

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 J. Puncochar and with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner , of the NPH Builders, the within-named bargain, and corporation, and that he as such Partner , 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 J. Puncocharas such Partner, attesting the same by the said as such.

Witness my hand and official seal at Nashville , Tennessee this 24th day of July, 1997

Commission expires: April 25, 1998

Louise N. Tynes , Notary Public

LOUISE N. TYNES
NOTARY
WILSON CO. TENN.

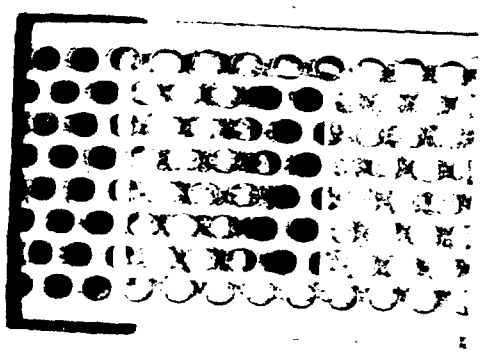
0331015

IDENTIF. & REFERENCE

97 JUL 29 AM 9:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9692 07/29 0101 03CHECK 373.45



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10545 PG 18

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

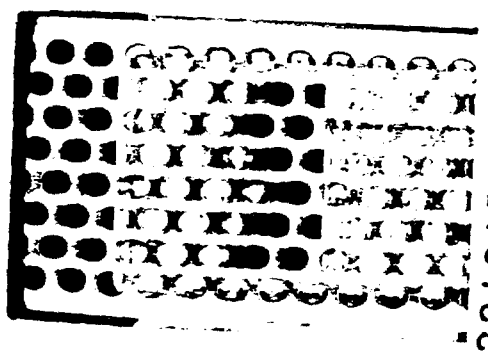
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 98500.00
MOR TX 364.45
ERR CO
MOR TX 364.45-
CON TX 364.45
PRFEE 1.00
WDEED 8.00
TOTAL 373.45
CHECK 373.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
07/29/97 01 09:07 0001 9692



031015
IDENTIF. ↑ REFERENCE

97 JUL 29 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179337