Davidson County DEEDWARR
Recvd: 07/09/01 10:23 2pgs
Fees:13.00 Taxes:332.63

20010709-0072713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,900.00.**

Alisha A McKinley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JUNE 25, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-26-02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisha A. McKinley	Mortgage Capital Associates, Inc.	Map 97-8A, Parcel 28.00CO
128 Lake Chateau Drive	5000 Birch Street, Suite 150	4D 86680
Hermitage, Tennessee 37076	Newport Beach, California 92660	
(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, **EARL W. RICE JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISHA A. MCKINLEY, AN UNMARRIED WOMAN** , 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 Unit E-4 together with carport designated No. 28 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, amended in Book 7025, Page 380-383, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Earl W. Rice, Jr., Unmarried, by deed from Royce Ann Davis Johnson and Husband, Michael Johnson, of record in Book 10701, Page 28, Register's Office for Davidson County, Tennessee. This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6639, Page 468, together with Joinder Agreements of record in Book 6691, Page 308 and 314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, and By-Laws of record in Book 6639, Page 548, said Register's Office, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604(c).
Subject to Charter of record in Book 6870, Page 491, said Register's Office.
Subject to Easement Agreement of record in Book 5071, Page 277, said Register's Office.
Subject to storm water Detention Agreement of record in Book 6551, Page 765, said Register's Office.
Subject to Option for Right of Way of record in Book 6599, Page 291, and Right of Way Easement of record in Book 6651, Page 23, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 128 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 my/our hand(s) this June 25, 2001.

Earl W. Rice Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office, this June 25, 2001

Commission expires: 5-26-02

Notary Public