Davidson County DEEDWARR
Recvd: 09/20/01 14:57 2pgs
Fees:13.00 Taxes:436.23

20010920-0102156

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

*Affiant*

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE SEPTEMBER 12, 2001.

*Notary Public*

MY COMMISSION EXPIRES: 8/14/03

(AFFIX SEAL)

**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 |
|---|---|---|
| Phillip Hardin | OWNER | Map 97-8A, Parcel 32.00 CO |
| 127 Lake Chateau Drive | | 4D 86688 |
| Hermitage, Tennessee 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, **SEAN A. JOHNSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP HARDIN AND WIFE, DONNA HARDIN** , 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:

Land in Davidson County, Tennessee, being Unit Number F-2 on the plan of Lake Chateau Condominiums, 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, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Sean A. Johnson by deed from NPH Builders of record in Book 10661, Page 383, said Register's Office.

This is the same description as in previous deed of record.

Subject to Amended and Restated Master Deed of record in Book 6639, Page 468, together with Joinder Agreements 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; By-Laws of record in Book 6639, Page 548; Charter 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.
Subject to all matters on the plan of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, said Register's Office.
Assignment of Development Rights in Book 10836, Page 280, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 127 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 September 12, 2001.

Sean A. Johnson

**Sean A. Johnson**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Sean A. Johnson, 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 September 12, 2001

Commission expires: 3-23-2002

Tina D. Braun

Notary Public

