WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Evelyn McCrary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/06/02 12:12 2pgs
Fees:13.00 Taxes:436.60

20020306-0028102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn McCrary	Evelyn McCrary	Map 097
(NAME) 117 Lake Chateau Drive	(NAME)	Group 08-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 21
(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,

Connie S. Cherry Gibbs and husband , Larry V. Gibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evelyn McCrary, 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. D-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6639, Page 468, together with joinder Agreements of record in Book 6691, Pages 308-314, as corrected and amended in Book 7025, Page 360, Book 7367, Page 272, and Book 10322, Page 682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connie S. Cherry by deed from N.P.H. Builders of record in Deed Book 10744, page 676, Register's Office for said County.

The said Connie S. Cherry having since married is for the purposes of this transaction is known as Connie S. Cherry Gibbs. Connie S. Cherry Gibbs is joined in this conveyance by her husband _____.

Charter of Homeowner's Association as shown of record in Book 6870, Page 491, Register's Office for said County.

STORM WATER DETENSION AGREEMENT of record in Book 6551, 765, Register's Office for said County.

RIGHT OF WAY Easement as shown of record in Deed Book 6599, Page 291; Book 6651, page 23, Register's Office for said County.

Plat sets out said property is subject to HOA.

Plat sets out By-Laws as shown of record in Deed Book 6639, Page 548, Register's Office for said County.

AGREEMENTS of record in Book 6691, page 308 and 314; Book 7025, page 380; Book 7367, page 272; Book 10322, page 682; Book 5071, page 277

Plat sets out said property is subject to HOA.

MASTER DEED of record in Book 6639, page 468, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 117 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 and 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 28th day of February, 2002.

Connie Cherry Gibbs

Larry V. Gibbs

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Connie S. Cherry Gibbs and Larry V. Gibbs the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/28/2002

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUS NOTARY PUBLIC

File Number2201308
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122