28-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

William L Newberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Newberry	William L. Newberry	Map 097
(NAME) 146 Lake Chateau Drive	(NAME)	Group 080-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 037.00
(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,

Edward D. Harper and Wife, Joan A. Harper ,

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

William L. Newberry and Wife, Mildred M. Newberry ,

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 No. G-1 in a Horizontal Property Regime, as shown on the condominium site plan of Lake Chateau Condominium Apartments, Section One, as of record in Plat Book 6250, page 607-610, as corrected and amended in Book 7025, Page 380, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward D. Harper and Wife, Joan A. Harper by deed from John R. Edmondson and wife Sherry K. Edmondson of record in Instrument Number 200003200028372, Register's Office for said County.

Option Easement for Telephone as shown of record in Deed Book 6599, Page 291, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6870, page 491, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 08/09/02 16:13 2pgs
Fees:13.00 Taxes:425.50
20020809-0096654

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Apartment, of record in Book 4756, page 743, and amended in Book 5718, Page 988, 6639, and 468, and Book 7025, Page 380, and Book 6691, Page 308, and Book 6691, Page 314, and Book 5819, Page 432, and Book 5708, Page 781, and Book 10322, Page 682, and Book 10753, Page 20, and Book 10753, Page 275, and Book 10836, Page 280, and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 146 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.

Edward D. Harper

Joan A. Harper

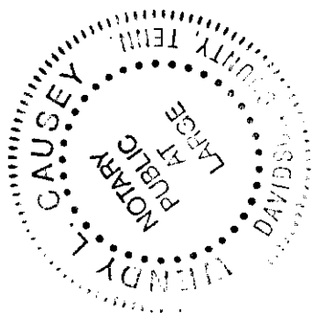
STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward D. Harper and Wife, Joan A. Harper 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 9th day of August, 2002

My Commission Expires: 5-28-2003

Notary Public



File Number2208075
RETURN TO:
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Mt. Juliet, Tennessee 37122