WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/02 12:00 2pgs
Fees:13.00 Taxes:425.50
20020812-0097089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Doris A. Huddleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2002.

Dana Dilworth
Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0525

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Huddleston	Robert L. Huddleston	097-08-0-A-141.00CO
(NAME)	(NAME)	
346 Lake Chateau Drive Unit Z-3	346 Lake Chateau Drive Unit Z-3	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 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, Robert B. Baker, unmarried and Cynthia Baker Bell, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Huddleston and wife, Doris A. Huddleston, 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 Z-3 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607 – 610, amended in Book 7025, Page 380; Book 10753, Pages 271 and 275; and Book 11012, Page 495, in the Register's Office in Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Baker and Cynthia Baker Bell by Warranty Deed from N.P. Builders, dated May 17, 1999, of record in Book 11486, Page 646, Register's Office for Davidson County, Tennessee.

James William Bell joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Cynthia Baker Bell.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 346 Lake Chateau Drive Unit Z-3, 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 our hands this 1st day of August, 2002.

Robert B. Baker
Robert B. Baker

James William Bell
James William Bell
By Robert B. Baker

Cynthia Baker Bell
Cynthia Baker Bell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Baker 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 Hermitage, Tennessee this 1st day of August, 2002.

Commission expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify that on this 29th day of July, 2002 before me, a Notary Public in and for the State and County aforesaid, personally appeared Cynthia Baker Bell, known to me or satisfactorily proven to be the person (s) whose name (s) are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

AS WITNESS my hand a Notarial Seal the say and year first above written.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert B. Baker, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of James William Bell, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said James William Bell. Witness my hand and Notarial Seal this 1st day of August, 2002.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076