WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 10:54 3pgs
Fees:18.00 Taxes:481.00

20021218-0156032

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant 12/12/02

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAMMY HODGES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMM. EXP. 3-11-03

THIS INSTRUMENT WAS PREPARED BY
Charles H. Beaty, P.C., BPR #2282, 668 Nashville Pike, Suite 200, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Greg D. Weddle	UNION PLANTERS BANK, NATIONAL ASSOCIATION	Map 97-8 97-8
(NAME) 296 Lake Chateau	(NAME) P.O. BOX 3137	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) MEMPHIS, TN 38173-0137	Parcel 118.00
(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, **Vanessa Woodard and Darcy Patterson Benwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg D. Weddle, 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:

LAND in Davidson County, Tennessee, being Unit No. V-4 on the Plan of Lake Chateau Condominiums, of record in Plat Book 6250, Pages 607-610, as corrected in Book 7025, Page 380, Book 7367, Page 272, and Book 10753, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the property conveyed to Evander M. Patterson, III, an unmarried person by deed dated 08/14/98 from NP Builders, a Tennessee Partnership by Richard J. Puncochar, General Partner of record in Book 11071, Page 861, Register's Office for Davidson County, Tennessee. The said Evander M. Patterson died intestate June 29, 2002 leaving Vanessa Woodard and Darcy Patterson Benwell as his sole and only heirs.

This conveyance is made subject to Declaration of Covenants of record in Book 6639, Page 548, Book 6639, Page 468, amended in Book 7367, Page 272, Book 10753, Page 775, Book 7025, Page 380, Book 10753, Page 271, Book 11012, Page 495, Book 6691, Pages 308 & 314, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 296 Lake Chateau, 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 hand this 12th day of December, 2002.

Vanessa Woodard

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at Gallatin, Tennessee this 12th day of December, 2002.

Commission expires:

Notary Public



Witness my hand this 12th day of December, 2002.

Darcy Patterson Benwell

STATE OF TEXAS

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named and Darcy Patterson Benwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas this 12th day of December, 2002.

Commission expires: 09/04/05

Notary Public

DAN R. SCHOCHLER JR.
Notary Public, State of Texas
My Commission Expires
September 04, 2005