Davidson County DEEDWARR
Recvd: 01/02/03 13:14 2pgs
Fees:13.00 Taxes:331.15

20030102-0000389

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS. $ 89,500.00

Angie Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DECEMBER 16, 2002.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE TENNESSEE WILSON COUNTY

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06

(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
Janice L. Mason	Columbia National, Inc.	Map 97-08-0-AParcel 5
102 Lake Chateau Drive	7142 Columbia Gateway Drive	
Hermitage, Tennessee 37076	Columbia, Maryland 21046	
(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, **JOHN L. HANSEN AND WIFE, CATHERINE M. HANSEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANICE L. MASON** , 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. A-5, in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Pages 607 through 610, as amended and corrected in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Hansen and Catherine M. Hansen, married by Warranty Deed from Robert O. Wood and wife, Janet F. Wood dated August 6, 1999 and recorded August 9, 1999 of record in Book 11611, Page 828, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, as of record in Book 6250, Pages 607 through 610, as amended and corrected in Book 7025, Page 380; Book 7367, Page 272, Register's Office for Davidson County, Tennessee, and Amended and Restated Master Deed of record in Book 6639, Page 468, and Book 10322, Page 682, together with Joinder Agreements of record in Book 6691, Page 308 and 314, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, By-Laws of record in Book 6639, Page 548, and Charter of record in Book 6870, Page 491, said Register's Office.
Subject to Assignment of Development Rights of record in Book 10836, Page 280, said Register's Office.
Subject to Storm Water Det. 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 Easement Agreement of record in Book 5071, Page 277, said Register's Office.
The Plan of record in Book 6250, Pages 607 through 610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, said Register's office, shows on Owner's Certificate, minimum building setback lines and easements, if any.
This conveyance is subject to notes on the plat of record in Book 6250, Pages 607 through 610, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272 , Register's Office Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 102 Lake Chateau Drive, Hermitage, TN 37076

103 LAKE CHATEAU DR

(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 December 16, 2002.

John L. Hansen

Catherine M. Hansen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named John L. Hansen and wife, Catherine M. Hansen, 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 December 16, 2002

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE