Davidson County DEEDWARR
Recvd: 03/04/04 10:25 2 pgs
Fees:13.00 Taxes:403.30

20040304-0024512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEBRUARY 27, 2004.

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

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
Theodore W. Hacker	SunTrust Mortgage, Inc.	Map 97- 8A, Parcel 104.00
270 Lake Chateau Drive	P.O. Box 57028	
Hermitage, Tennessee 37076	Irvine, CA 92619	
(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, **SHARON L. LEERSSEN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE W. HACKER, AN UNMARRIED PERSON** , 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. T-2 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Page 607 through 610, as amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon L. Leerssen, unmarried by deed of record from NP Builders, A Tennessee Partnership dated November 23, 1998 and recorded December 2, 1998 of record in Book 11230, Page 791, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
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 in Book 7025, Page 380, and 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.
This conveyance is Subject to Assignment of Development Rights of record in Book 10836, Page 280, said Register's Office.
This conveyance is Subject to Storm Water Det. Agreement of record in Book 6551, Page 765, said Register's Office.
This conveyance is 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.
This conveyance is 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 any and all easements and minimum building setback lines of record.

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

unimproved ☐

This is improved ☒ property, known as 270 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 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 February 27, 2004.

Sharon L. Leerssen

Sharon L. Leerssen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Sharon L. Leerssen, an unmarried person, 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 February 27, 2004

Commission expires: 3/11/06

Louise N. Turpin

Notary Public

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