Davidson County DEEDWARR
Recvd: 04/13/04 16:32 2 pgs
Fees:13.00 Taxes:477.30

20040413-0041579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 12, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

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

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 103.00CO
101 Strathmore Court	P.O. Box 57028	4D 86854
Hendersonville, Tennessee 37075	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, **WILLIAM L. BERKLEY AND WIFE, CYNTHIA BERKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE W. HACKER, 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:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. T-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Plat Book 6250, Pages 607-610 as corrected and amended in Book 7025, Page 380; Book 7367, Page 272 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Berkley and wife, Cynthia Berkley by Quitclaim Deed of record in Instrument #20030721-0101733, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
The premises herein conveyed is a condominium apartment 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 easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, as of record in Plat Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380; Book 7367, Page 272 and Book 11012, Page 495 and Amended & Restated Master Deed of record in Book 6639, Page 468 together with Joinder Agreements of record in Book 6691, Pages 308 & 314 as corrected and amended in Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682 and Book 11012, Page 495, 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 Easement Agreement of record in Book 5071, Page 277, said Register's Office.
This conveyance is subject to Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office.
This conveyance is subject to Option for ROW in Book 6599, Page 291 and ROW Easement of record in Book 6651, Page 23, said Register's Office.
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 268 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 April 12, 2004.

William L. Berkley

Cynthia Berkley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William L. Berkley and wife, Cynthia Berkley, 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 April 12, 2004

Commission expires: 3/11/06

Notary Public

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