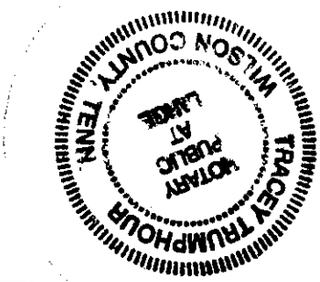
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF ~~JUNE, 2004.~~

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/30/04 15:05 2pgs
Fees:13.00 Taxes:343.73

20040630-0077986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy A. Markwell	H&R Block Mortgage Corporation	MAP 97
(NAME) 258 Lake Chateau	(NAME) 20 Blanchard Road	GROUP 08-0-4
(ADDRESS) Hermitage, TN 37076-3012	(ADDRESS) Burlington Massachusetts 01803	
(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, Mary W. Sanford, Trustee , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy A. Markwell, a ~~Single Woman~~ Widow , 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. S-5 in a Horizontal Property Regime of Lake Chateau Condominiums, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated and as established by a amended and restated master deed declaration of covenants, conditions and restrictions, of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed , reference is hereby made to the plat of Lake Chateau Condominiums, as of record in Book 6250, Pages 607-610, and corrected in Book 7025, Page 380, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Mary W. Sanford, Trustee, by Quitclaim Deed from Mary Wheeler, Sanford, dated November 20, 2000, filed for record on December 19, 2000, in Instrument Number 200012190124413, Register's Office for Davidson County, Tennessee.

Plat sets out By-Laws as shown of record in Deed Book 6639, Page 468, Register's Office for said County.

Master Deed as shown of record in Deed Book 6639, Page 468, Deed Book 6691, Pages 308 and 314, Deed Book 7025, Page 380 and Deed Book 7367, Page 272

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 258 Lake Chateau, Hermitage, TN 37076-3012

(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/our hand(s) this 25th day of June, 2004.

Mary W. Sanford, Trustee

Mary W. Sanford , Trustee

STATE of Tennessee
COUNTY of WILSON

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

Witness my hand and Official seal this 6/25/2004

My Commission Expires: 1-23-06

Notary Public

File Number2405343
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122