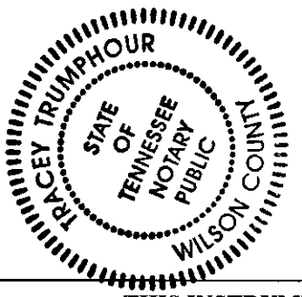
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 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: 12/10/04 11:04 2pgs
Fees:13.00 Taxes:499.13

20041210-0147242

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Echols	Countrywide Home Loans, Inc.	Map 97
(NAME) 348 Lake Chateau Drive	(NAME) 750 Old Hickory Blvd, #180	Group 08-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, Tennessee 37027	Parcel 140
(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, Nellie V. Gentry, widowed , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Echols, married , 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:

Being Unit Number Z-2 on the Plan of Lake Chateau Condominiums, as of record in Plat Book 6250, Page 607-610, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles R. Gentry and Nellie V. Gentry by deed from N.P. Builders executed on 05/25/1999 and record on 05/28/1999 of record in Deed Book 11500, page 32, Register's Office for said County. Charles R. Gentry now being deceased and leaving Nellie V. Gentry as sole owner.

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

Charter of Homeowner's Association as shown of record in Book 7025, Page 380, Register's Office for said County.

Right of Way Easement to South Central Bell Telephone as shown of record in Book 6599, Page 291, Register's Office for said County.

Master Deed as shown of record in Book 6639, Page 468, Book 6691, page 308 and Book 6691, page 314 Register's Office for said County.

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

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 348 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 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 8th day of December, 2004.

Nellie V. Gentry

Nellie V. Gentry

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 Nellie V. Gentry, widowed 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 12/8/2004

My Commission Expires: 1-23-06 Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number2411305

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