WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/05 12:09 2 pg
Fees:13.00 Taxes:405.15

20050407-0038343

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lloyd Loftis	Same	097.08-0A-038.00-CO
(NAME)	(NAME)	
144 Lake Chateau Drive	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Same	
(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, **Donald R. Lewis, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Lloyd Loftis and Linda Loftis**, husband and wife, 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. G-2, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald R. Lewis, a single person, from Stephen E. Hoker, Jr., a single person, by Warranty Deed recorded 3/15/2000 as Document No. 200003150026574 in the Davidson County Recorder's Office.

The property described herein is subject to:

1. County taxes for the year 2004 paid in full in the amount of $1,165.44 on 12/2/04 , and all subsequent years property taxes, a lien not yet due and payable. All prior years taxes are paid in full.

2. County Property taxes for the year 2005 in the approximate amount of $1,165.44 and all subsequent years property taxes, a lien not yet due and payable. All prior years taxes are paid in full.

3. Any and all matters appearing on the plat of Land in Davidson County, Tennessee, being Unit No. G-2, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 144 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 hand this 31st day of March, 2005.

Donald R. Lewis

STATE OF TN
COUNTY OF Davidson

On this 31st day of March 2005, before me personally appeared Donald R Lewis to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE LEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/29/05

Notary Public