WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

John D Blonshine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2005.

Judith C Jones
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Blonshine	John D. Blonshine	097-08-0-A 112.00CO
(NAME)	(NAME)	
284 Lake Chateau Dr.	Same as Owner	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/15/05 12:22 2 pgs
Fees:13.00 Taxes:460.65

20050615-0068411

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, **Bonnie Renee Marcum, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Blonshine, 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:

Land in Davidson County, Tennessee, being Apt./Unit Number U-4 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, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie Rene Marcum by Warranty Deed from Paul R. Peninger and wife, Alisa M. Peninger dated March 5th, 2001 and filed for record as instrument no. 20010307-0021734 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Book 6250, Page 468 and corrected and amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Subject to storm water easement of record in Book 6551, Page 765. Subject to Ingress/Egress easement of record in Book 5071, Page 277. Subject to Utility easement of record in Book 4077, Page 604, Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25, and Book 1237, Page 944, Register's Office for Davidson County, Tennessee.

Subject to Restrictive covenants of record in Book 6639, Page 468, Book 4256, Page 743, Book 6639, Page 548, Book 10322, Page 682, Book 10753, Page 271-275, Book 6691, Page 308, Book 5718, Page 988, Book 7025, Page 380, Book 7367, Page 272, Book 4756, Page 761, Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantees

unimproved ☐

This is improved ☒ property, known as 284 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 10th day of June, 2005.

Bonnie Renee Marcum
Bonnie Renee Marcum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Connie Renee Marcum the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of June, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

