File No. 250800276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: June 22, 200

(AFFIX SEAL)

DEBBIE TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires May 12 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann H Craddock	GMAC Mortgage Corporation	97-08-OA-130.00
(NAME) 320 Lake Chateau	(NAME) P. O. Box 569760	Davidson County DEEDWARR Recvd: 08/30/05 09:26 2 pgs Fees:13.00 Taxes:458.43
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75356	20050830-0103617
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James E. Fluhart and Barbara A. Fluhart, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann H. Craddock, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 being Unit No. X-4, as shown on the Condominium Plat of Lake Chateau of record in Book 6250, Pages 607-10, as corrected in Book 7025, Page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Fluhart and Barbara A. Fluhart, husband and wife by Warranty Deed dated December 17, 1998 of record in Book 11270, Page 316, Register's Office for Davidson County, Tennessee. See also a Notary Certificate of Correction of record as Instrument Number 20050830-0103616, Register's Office for Davidson County, Tennessee.
Mater Deed and By-Laws of record in Book 6639, Page 468, Book 7025, Page 380 and in Book 7367, Page 272; Charter of Homeowners' Association of record in Book 6870, Page 491; Option for Right-of-Way Easement to South Central Bell Telephone Company of record in Book 6599, Page 291; Ingress/Egress Easement of record in Book 5071, Page 277; Assignment of Development Rights of record in Book 10836, Page 280; Storm Water Detention Agreement of record in Book 6551, Page 765; all matters shown on plat of record in Plat Book 6250, Pages 607-610, as corrected in Book 7025, Page 380; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 320 Lake Chateau Dr., 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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 19th day of August 2005.

James E. Fluhart
James E. Fluhart

Barbara A. Fluhart
Barbara A. Fluhart

STATE OF TENNESSEE

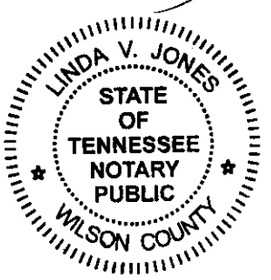
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James E. Fluhart and Barbara A Fluhart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of August, 2005.

Commission expires: June 22, 2009

Linda V. Jones
Linda V Jones Notary Public



(seal)

File Number: 250800276

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076