File No. 260500335

WARRANTY DEED

LINDA V. JONES
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 06/01/06 12:34 2 pgs
Fees:13.00 Taxes:416.25

20060601-0064483

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Megan Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Ingram	Megan Ingram	Map 097-08-0A Parcel 063.00
(NAME) 190 Lake Chateau Drive	(NAME) 190 Lake Chateau Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Hoper P. Hopkins, Trustee and Deta F. Hopkins, Trustee of the Hopkins Family Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Ingram, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), her 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. L-3 on the Plan of Lake Chateau Condominium, as of record in Plat Book 6250, Page 607, et. Seq., and in Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions in Book 7025, Page 380, (erroneously cited as Book 4675, pages 41-44 and as amended in Book 5050, page 2, on prior Deeds), Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Homer P. Hopkins and Deta F. Hopkins, Trustees of the Hopkins Family Trust, by Quitclaim Deed from H. P. Hopkins and wife, Deta F. Hopkins, dated February 14, 1994, of record in Book 9270, Page 728, Register's Office, Davidson County, Tennessee.

2006 property taxes and every year thereafter, not yet due and payable; Master Deed of record in Book 6639, page 468 and Book 7025, page 380; Charter of the Homeowners Association of record in Book 6870, page 491; Ingress/Egress easement of record in Book 5071, page 277; Easement to South Central Bell Telephone Company of record in Book 6599, page 291; Assignment of Development Rights of record in Book 10836, page 280; Appointment of Successor Trustee per Master Deed of record in Book 200508150096130; Storm Water Detention Agreement of record in Book 6551, page 765; All matters as shown on the Plat of record in Plat Book 6250, Page 607, amended in Book 7025, Page 380, all in the Register's Office of 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 190 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 31st day of May, 2006.

The Hopkins Family Trust

Homer P. Hopkins, Trustee

Homer P. Hopkins, Trustee

Deta F. Hopkins, Trustee

Deta F. Hopkins, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Homer P. Hopkins, and Deta F. Hopkins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of Hopkins Family Trust and, a Trust the within named bargainor, and that he as such Trustees executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by themselves as said Trustees.

Witness my hand at office this 31st day of May, 2006.

Commission expires: 6-22-09

Notary Public

LINDA V. JONES
STATE
NOTARY
PUBLIC
WILSON COUNTY

(seal)

File Number: 260500335

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122