Davidson County DEEDWARR
Recvd: 08/03/06 12:14 2 pgs
Fees:13.00 Taxes:444.00

20060803-0094717

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2006.

Notary Public
My commission expires: 11/14/09

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Swift	American Home Mtg.	097-080-A/104.00CO
270 Lake Chateau	P.O. Box 660029	
Hermitage TN 37076-0000	Dallas, TX 75266-0029	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Theodore W. Hacker, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Swift, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. T-2, in Lake Chateau Condominiums a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6250 Page 607 and amended in Book 7025 Page 380 and Book 7367 page 272 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat attached to Master Deed The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6250 Page 607 and amended in Book 7025 Page 380 and Book 7367 page 272Register's Office for Davidson County Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied

Being the same property conveyed to Theordore W. Hacker by deed from Sharon L. Leerssen of record in Instrument No. 20040304-0024512 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6250 Page 607 and amended in Book 6639 Page 468; Book 7025 Page 380; Book 7367 Page 272; Book 10322 Page 682.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property

regime. 3) Storm Water Detention Agreement of record in Book 10836 Page 280 4) Easement of record in Book 6651 Page 23 5) Easement of record in Book 5071 Page 277 6) Assignment of Development rights of record in Book 10836 page 280 7) Charter for Lake Chateau Condominium Association of record in Book 6870 page 491 8) By-Laws of Lake Chateau Condominium Association of record in Book 6639 Page 548

This property is improved property known as 270 Lake Chateau, Hermitage, Tennessee 37076-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of June, 2006.

Theodore W. Hacker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore W. Hacker, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of June, 2006.

Notary Public

My Commission expires: 1/27/07

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

FILE NO: WG1416

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
11738