File No. 261001043

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/07/06 14:04 2 pgs
Fees:13.00 Taxes:314.50
20061107-0138648

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rob Iverson	Same	097080A05300CO
(NAME)	(NAME)	
162 Lake Chateau		
(ADDRESS)	(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Ronald G. Timms, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rob Iverson and wife, Stephanie Thomson, and Denis Palmier, 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, TO-WIT:

A certain Condominium Unit in Davidson County, Tennessee described as follows: Apartment No. 5 of Building J, in a Horizontal Regime of Lake Chateau, Section I, as shown by plat of record in Plat Book 6250, Pages 607 through 610, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald G. Timms and wife, Jane Timms by deed from Bessie G. Mabry, unmarried of record in Deed Book 7670, page 507, filed for record on 10/5/1988, Register's Office for said County. The said Jane Timms is now deceased leaving Ronald G. Timms as her sole surviving spouse.

Subject to all matters as set forth per Plat Book 6250, Pages 607 through 610, Register's Office of said County.

Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominium, as amended and restated of record in Book 6639, Page 468, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 4974, Page 684, Register's Office for said County.

Restrictions as shown of record in Deed Book 7025, Page 380, Register's Office for said County.

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 162 Lake Chateau Drive, Hermitage, TN 37075

(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), their 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), 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/our hands this 31st day of October, 2006.

Ronald G. Timms by Joe Carter, attorney-in-fact ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joe Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald G. Timms, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20061107-0132647, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Ronald G. Timms, under said Power of Attorney.

Witness my hand and official seal at this 31st day of October, 2006.

Commission expires: 5.24.10

JENNIFER MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

File Number: 261001043

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122