Davidson County DEEDWARR
Recvd: 06/18/07 13:52 2 pgs
Fees:13.00 Taxes:481.00
20070618-0072646

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Betty F. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Betty F. Franklin | NEW OWNER | Map 097 |
| 284 Lake Chateau Drive | | Group 08-0A |
| Hermitage, TN 37076 | | Parcel 112 |

FOR AND IN 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

**John D. Blonshine, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Betty F. Franklin, Patricia Mougridis, and Jimmy C. Franklin, as tenants in common with right of survivorship**
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:

BEING Unit No. U-4, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John D. Blonshine by deed from Bonnie Renee Marcum, of record in Instrument 20050615-0068411, dated June 10, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4756, Page 743; Book 5819, Page 432; Book 6639, Page 468; Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271 and 275; Book 11012, Page 495; Book 4756, Page 761; Book 5708, Page 781; Book 5718, Page 988; and Book 6639, Page 548, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272; and (3) Easement for Ingress and Egress of record in Book 5071, Page 277; Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23; Easement to First Suburban Utility Distrcit of record in Book 4914, Page 466; Easement to Southern Bell of record in Book 4077, Page 604; and TVA Line Easement of record in Book 1298, Page 133; Book 1224, Page 253; and Book 1237, Page 944, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 284 Lake Chateau Drive, Hermitage, TN 37076

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 15th day of June, 2007.

John D. Blonshine

FILE BOX 45

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 John D. Blonshine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2007.

My Commission Expires: 11-22-10

Notary Public

