Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,900.00

Affiant

Subscribed and sworn to before me, this 21st day of August 2007.

Notary Public
My commission expires: MY COMMISSION EXPIRES: January 3, 2011

NANCY E. SWYSTUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/04/07 10:13 3 pgs
Fees:18.00 Taxes:543.53
20070904-0105616

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nathaniel Allen Jr.	Regions Bank	97-80A-011900C)
113 Lake Chateau Dr.	2050 Parkway Office Circle	
Hermitage TN 37076-0000	Birmingham, AL 35244	

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 Mary Louise Hyde an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nathaniel Allen Jr. 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 unit in Lake Chateau Condominiums described as follows: Unit No D-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums as of record in Book 6250 Page 607 thru 6120 as corrected and amended in book 7025 Page 380 and Book 7367 page 272 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie Lee Hyde and wife Mary by deed Susan D. Delac and husband William C. Delac of record in Instrument No. 20010605-0058185 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lake Chateau Condominiums of record in Book 6250 Page 607 and corrected in Book 7025 page 380 and Book 7367 page 272 , Register's Office for Davidson County, Tennessee 3) Easement of record in Book 6250 Page 607 and corrected in book 7025 page 380 and Book 7367 Page 2725 4) 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 4756 Page 743 and amended in Book 6691 page 308; Book 6691 page 314; Book 7025 page 380; Book 7367 Page 272; Book 10322 page 682; Book 10753 page 682; Book 11012 page 495 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 of Lake Chateau Condominiums 5) Bylaws for Lake Chateau

Condominium Association of record in Book 6639 Page 548 6) Charter for Lake Chateau Condominium Association of record in Book 6870 Page 491

This property is improved property known as 113 Lake Chateau Dr., 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 31st day of August, 2007.

Mary Louise Hyde

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 Mary Louise Hyde , 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 31st day of August, 2007.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1719

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rosemary L Smithson
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

