Davidson County DEEDWARR
Recvd: 11/20/07 15:12 4 pgs
Fees:23.00 Taxes:555.00
20071120-0136055

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 $150,000.00

Sheri Parsons
Affiant

Subscribed and sworn to before me, this 19th day of November 2007.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John H. Lechleiter Jr. 101 Lake Chateau Dr. Hermitage TN 37076	Same	097-08-0A-007.00

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 Cynthia Berkley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John H. Lechleiter Jr. , a married man 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. B-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 610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia S. Berkley, by deed from Stephen E. Hoker, Jr. , of record in instrument No. 20071016-0122475, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on Plan of record in Book 6250, page 607 through 610. 3) The provisions of a Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and Book 6691, page 314, amended and restated in Book 7367, page 272,in Book 10753, page 275, and in Book 10322, page 682, all of the Register's Office for Davidson County, Tennessee. 4) Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491. 5) Storm Water Detention Agreement of record in Book 6551, page 765. 6) Option for right-of-way easement of record in Book 6599, page 291, and right-of-way easement of record in Book 6651, page 23 granted to South Central Bell Telephone Company. 7) Ingress and egress easement granted to Tom Talley et al of record in Book 5071, page 277 and shown on the Plat of record in Book 5050, page 3. 8) Any and all easements and restrictions showing and not showing of record. 9) No insurance is provided as the number of acres. 10) Deed of Trust from to , Trustee for , dated , filed for record on in , in the principal sum of $. 11) No insurance is provided as the number of acres

This property is improved property known as 101 Lake Chateau Dr., Hermitage,

Tennessee 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 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 19th day of November, 2007.

Cynthia Berkley

William Berkley

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 Cynthia Berkley and [redacted], 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 19th day of November, 2007.

Notary Public

My Commission expires: Nov 22, 2010

W. L. BERKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1765

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 William Berkley , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2007.

Notary Public

My Commission expires: _____

FILE NO: WG1765



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.

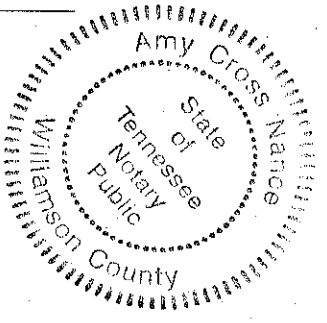
Signature

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.