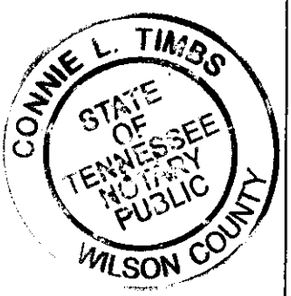
(1)

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/23/08 11:27 2 pgs
Fees:13.00 Taxes:444.00

20080723-0075497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Ronald Ault
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2008.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Ault	Countrywide Bank, FSB	097080A04100C()
(NAME)	(NAME)	
138 Lake Chateau Dr.	801 Crescent Center Dr. Ste 510	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081284

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Clyde W Bright**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ronald Ault***, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*a married man

Being a certain tract or parcel of land situated in Davidson County and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number G-5, 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 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Helen M. Bright by Warranty Deed from Gordon Craig on March 5, 2001 of record in Instrument No. 20010312-0023177, Register's Office for Davidson County, Tennessee. Helen M. Bright having died on or about February 14, 2008. Said real estate was devised by Helen M. Bright by her will probated and record in Docket No. 08P513 in the Seventh Circuit Court of Davidson County, Tennessee, to Clyde W. Bright.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to master Deed of record in Book 4756, Page 743, as amended in Book 5819, page 432 and Book 6639, page 468 and Book 10322, page 682 and also subject to By-Laws of record in Book 4756, Page 761 as amended in Book 5708, page 781 and Book 5718, page 988, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 138 Lake Chateau Dr., Hermitage, TN 37076

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of July, 2008.

Clyde W Bright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Clyde W Bright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Clyde W Bright executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2008.

Commission expires: 2-8-11

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY