Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Barbara E Boyd
Affiant

Subscribed and sworn to before me, this 31st day of March 2009.

Notary Public
My commission expires: 3/29/11

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis Ray Boyd	U.S. Bank N.A.	097080A02200CO
119 Lake Chateau Dr.	1550 American Blvd East	
Hermitage TN 37076	Bloomington MN 55425	

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 Daniel P. Fogarty an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dennis Ray Boyd and wife Barbara E. Boyd 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 in Davidson County, Tennessee, described as follows: Unit No.D-4 of Lake Chateau Condominiums and described in a Master Deed recorded in Book 4756 Page 743 and amended in Book 5819 page 432; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 Page 682 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record of record in Book 6250 Page 602 and amended in Book 7025, Page 380, and Book 7367, Page 272 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Davidson County DEEDWARR 4 pgs
Recvd: 04/01/09 09:58
Fees:23.00 Taxes:480.63
20090401-0029144

Being the same property conveyed to Daniel P. Fogarty and wife, Jean C. Fogarty by deed from NPH Builders, a Tennessee Partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding, of record in Book 10722, Page 177, Registers Office for Davidson County, Tennessee dated

12/05/1997.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) All matters appearing on plan of Lake Chateau Condominiums of record in Plat Book 6250 Page 607, as corrected and amended in Book 7025, Page 380, and Book 7367, Page 272 Register's Office for County, Tennessee 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 5819 page 432; Book 6639 page 468; Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and 314, as corrected and amended in Book 7025, page 380, Book 7367, page 272, and Book 10322, page 682. Register's Office for Williamson 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 and recorded in Book 6639 Page 468 Register's Office for said county. 5) Easement as set forth in instrument recorded in Book 5071 Page 277 6) Right of way easement of record in Book 6599, Page 291 and Book 6651, Page 23 7) Storm Water Detention Agreement of record in Book 6551, Page 765 8) Charter of Lake Chateau Condominium association of record in Book 6870 Page 491 9) Bylaws for Lake Chateau Condominiums Association of record in Book 4756 Page 761 and amended in Book 5708 page 701; Book 5718 page 988; Book 6639 Page 548, and Book 6870, Page 492

This property is improved property known as 119 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 31st day of March, 2009.

Daniel P. Fogarty

Daniel P. Fogarty

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 Daniel P. Fogarty and , 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 March, 2009.

Notary Public

My Commission expires: 3/29/14

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06083

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.

