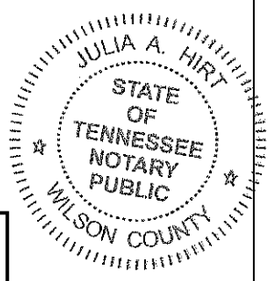
File No. 290700027

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/24/09 08:14 3 pgs
Fees:18.00 Taxes:370.00
20090724-0069438

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Larry M. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2009.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Denton	Larry M. Denton	Map 097-08-A Parcel 013.00 CO
(NAME)	(NAME)	
122 Lake Chateau Drive	1004 Arbor Lake Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Joyce Bruce, married,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry M. Denton and wife, Bonnie Denton,** 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:

Land in Davidson County, Tennessee, being Unit No. C-1, along with carport No. 13, as shown on the Condominium Plat of Lake Chateau, of record in Plat Book 6250, Pages 607-610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Joyce Bruce by Quitclaim Deed from H.A. Benson (deceased) and wife, Selma D. Benson of record in Instrument 20030919-0138620 on 09/12/2003 and filed for record on 09/19/2003, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years, a lien; Master Deed and By-Laws filed for record in Book 6639, Page 468, amended in Book 7025, Page 380 and Book 7367, Page 272, said Register's Office; Charter of Homeowner's Association as shown of record in Book 6870, Page 491, Register's Office for said County; Joinder Agreements in Book 6691, Page 308 and Book 6691, Page 314, said Register's Office; Ingress/Egress Easement to Lake Chateau Corporation of record in Book 5071, Page 277, said Register's Office; Stormwater Detention Agreement Easement to Nashville of record in Book 6551, Page 765, said Register's Office; Right-of-way Easement to South Central Bell Telephone Company of record in Book 6599, Page 291, said Register's Office; Right-of-way Easement to South Central Bell Telephone Company of record in Book 6651, Page 23; all in the Register's Office for Davidson County, Tennessee.

Lee Bruce, spouse of Joyce Bruce, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 122 Lake Chateau Drive, 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 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 our hands this 10th day of July, 2009.

Joyce Bruce by
Tonya Palmer, atty in fact

Joyce Bruce, by Tonya Palmer, her Attorney in Fact

Lee Bruce by
Tonya Palmer, atty in fact

Lee Bruce, by Tonya Palmer, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 10th day of July, 2009, before me personally appeared Tonya Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Joyce Bruce and Lee Bruce, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument no. 20090724-0069437 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 10th day of July, 2009.

Commission expires:

9/17/2011

Julia A Hirt

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290700027

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

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

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.