File No. 20090152

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090068758 DEEDWARR
Recvd: 10/08/09 10:05 2 pgs
Fees: 13.00 Taxes: 488.40
20091008-0093683

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin M. Wells	F & M Bank	97-8A-32CO
(NAME)	(NAME)	
127 Lake Chateau Drive	100 Bluegrass Commons	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hendersonville, TN 37075	
(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, WE, Lloyd T. Ledsinger and wife, Sue N. Ledsinger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devin M. Wells and Connie D. Brookshire, Husband and Wife, 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 Number F-2 on the plan of Lake Chateau Condominiums of record in Plat Book 6250, Pages 607-610, as corrected and amended in Book 7025, page 380 and Book 7367, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lloyd T. Ledsinger and wife, Sue N. Ledsinger by deed from , dated February 19, 2003 and recorded on February 25, 2003 in Instrument 210030225-0025113, Davidson County, Tennessee.

Subject to Amended and Restated Master Deed of record in Book 6639, page 468, together with Joinder Agreements 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; By-Laws of record in Book 6639, page 548; Charter in Book 6870, page 491, said Register's Office.

This conveyance is subject to Easement Agreement of record in Book 5071, page 277, said Register's Office.

This conveyance is subject to Storm Water Detention Agreement of record in Book 6551, page 765, said Register's Office.

This conveyance is subject to Option for Right of Way of record in Book 6599, page 291, and Right of Way Easement of record in Book 6651, page 23, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

This conveyance is subject to Assignment of Development Rights in Book 10836, page 280, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums of record in Book 6639, page 468, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 127 Lake Chateau Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20090152

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 30th day of September, 2009.

Lloyd T. Ledsinger

Sue N. Ledsinger

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd T. Ledsinger and Sue N. Ledsinger, 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 this 30th day of September, 2009.

Commission expires:

7-3-2012

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

Notary Public