BILL GARRETT, Davidson County
Trans:T20100004011 DEEDWARR
Recvd: 01/21/10 10:39 3 pgs
Fees:17.00 Taxes:0.00



20100121-0005196

(1)

This Instrument Prepared By:
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
File # 200912068

Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066

WARRANTY DEED
(CORRECTIVE)

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Ennis, unmarried,** hereinafter Grantor, have bargained and sold, and do hereby transfer and convey to **Benita L. Williams, unmarried,** hereinafter Grantee, their successors the following real property:

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. 5 BUILDING R, ON THE PLAN OF LAKE CHATEAU, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR LAKE CHATEAU CONDOMINIUMS OF RECORD IN BOOK 4756, PAGE 743; BOOK 5819, PAGE 432; BOOK 6639 PAGE 468; BOOK 6691, PAGE 308; BOOK 7025, PAGE 380; BOOK 10322, PAGE 682; BOOK 10753, PAGE 275; BOOK 10753, PAGE 271; AND IN THE INSTRUMENT NO. 20050815-0096130; OF RECORD IN BOOK 4675, PAGES 41-44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD

BEING THE SAME PROPERTY CONVEYED TO BENITA L. WILLIAMS BY DEED FROM JENNIFER ENNIS DATED OCTOBER 11, 2005, RECORDED OCTOBER 19, 2005, OF RECORD IN INSTRUMENT 20051019-0126061, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TAX ID: MAP/PARCEL 097-08-0A-095.00

COMMONLY KNOWN AS: 246 LAKE CHATEAU DRIVE, HERMITAGE, TENNESSEE 37076

BEING RECORDED TO CORRECT PREVIOUSLY RECORDED DEED ON OCTOBER 19, 2005 IN INSTRUMENT 20051019-0126061, REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE; WHICH SAID DEED WAS NOT PROPERLY ACKNOWLEDGED.

The real property described above is conveyed subject to, and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 5th day of ~~December~~ January, ~~2009~~ 2010.

Jennifer Ennis by Jim Heidenway her Attorney-in-Fact

Jennifer Ennis, by Jim Heidenway her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Executed before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **Jim Heidenway, Attorney-in-Fact for Jennifer Ennis,** known to me to be the person described in and who executed the above instrument, and he acknowledged before me that he executed the instrument in his capacity as Attorney-in-Fact for Jennifer Ennis and same was his free act and deed.

In testimony, I have subscribed my name this 5th day of ~~December~~ January, ~~2009.~~ 2010

Notary Public

My Commission Expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC

TRANSFER TAX WAS PAID ON PREVIOUS RECORDED DEED RECORDED OCTOBER 19, 2005 IN INSTRUMENT 20051019-0126061, IN THE AMOUNT OF $332.63 FOR THE CONSIDERATION OF $89,900.00.

STATE OF TENNESSEE
COUNTY OF _____ SEE ATTACHED

Benita L. Williams, Affiant

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Notary Public

My Commission Expires: _____

Property Owner & Address:
Benita L. Williams
246 Lake Chateau Drive
Hermitage, Tennessee 37076

Mail Tax Bills To:
Benita L. Williams
246 Lake Chateau Drive
Hermitage, Tennessee 37076

STATE OF TENNESSEE
COUNTY OF Williamson

Executed before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **Jim Heidenway, Attorney-in-Fact for Jennifer Ennis,** known to me to be the person described in and who executed the above instrument, and he acknowledged before me that he executed the instrument in his capacity as Attorney-in-Fact for Jennifer Ennis and same was his free act and deed.

In testimony, I have subscribed my name this 5th day of ~~December~~ January, ~~2009.~~ 2010

Notary Public

My Commission Expires: 1/22/10

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC

TRANSFER TAX WAS PAID ON PREVIOUS RECORDED DEED RECORDED OCTOBER 19, 2005 IN INSTRUMENT 20051019-0126061, IN THE AMOUNT OF $332.63 FOR THE CONSIDERATION OF $89,900.00.

STATE OF TENNESSEE
COUNTY OF Davidson

Benita L. Williams
Benita L. Williams, Affiant

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Notary Public

My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Property Owner & Address:
Benita L. Williams
246 Lake Chateau Drive
Hermitage, Tennessee 37076

Mail Tax Bills To:
Benita L. Williams
246 Lake Chateau Drive
Hermitage, Tennessee 37076