Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(3)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$110,000.00** Affiant Subscribed and sworn to before me, this 4th day of March, 2010. Notary Public My commission expires: 2-19-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100013955 DEEDWARR
Recvd: 03/09/10 11:20 2 pgs
Fees:13.00 Taxes:407.00
20100309-0018060

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jean Kelso	**NEW OWNER**	**Map\Parcel: 097-08-0-A-021.00CO**
117 Lake Chateau Drive		
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Haze, LLC, a Georgia limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jean Kelso, an unmarried woman

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. D-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6639, Page 468, together with joinder Agreements of record in Book 6691, page 308-314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn McCrary, unmarried, by Warranty Deed from Connie S. Cherry Gibbs and husband, Larry V. Gibbs, of record in Instrument No. 20020321-0034674, dated February 28, 2002. Evelyn McCrary, unmarried, conveyed her interest in said property by Warranty Deed to Chad Harvey, of record in Instrument No. 20100309-0018058. Also being the same property conveyed to Haze, LLC by Quitclaim Deed from Chad Harvey, of record in Instrument No. 20100309-0018059, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7025, Page 380, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association contained in an instrument of record in Book 6870, Page 491, Register's Office for DAVIDSON County, Tennessee. Stormwater Detention Agreement of record in Book 6551, Page 765, Register's Office for DAVIDSON County, Tennessee. Easement for Ingress and Egress of record in Book 5071, Page 277, Register's Office for DAVIDSON County, Tennessee. Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, Register's Office for DAVIDSON County, Tennessee. Easement to First Suburban Utility District of record in Book 4914, Page 466, Register's Office for DAVIDSON County, Tennessee. Easement to Southern Bell Telephone of record in Book 4077, Page 604, Register's Office for DAVIDSON County, Tennessee.

Assignment of Developmental Rights of record in Book 10836, Page 280, Register's Office for DAVIDSON County, Tennessee. TVA Line of record in Book 1298, Page 133, Book 1224, Page 253 and Book 1237, page 944, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Book 4756, Page 743 amended in Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271 and Book 11012, page 495, Register's Office for DAVIDSON County, Tennessee. Bylaws of record in Book 4756, Page 761 and amended in Book 5708, page 781, Book 5718, Page 988 and Book 6639, page 548, Register's Office for DAVIDSON County, Tennessee. Corporate Assignment of Mortgage / Deed of Trust of record in Instrument No. 20100203-0008623, Register's Office for DAVIDSON County, Tennessee. Memorandum of Option of record in Instrument No. 20091223-0116786, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to the rights of others in and to the common areas / elements. Subject to a lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 117 Lake Chateau Drive, Hermitage, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand this 4th day of March, 2010.

Haze, LLC

By:_____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Haze, LLC, a Tennessee limited liability company and is authorized by said company to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of March, 2010.

My Commission Expires: 9/18/2012

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100178CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027