# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100046844 DEEDWARR
Recvd: 07/30/10 13:33 2 pgs
Fees:13.00 Taxes:296.00
20100730-0059873

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Rodney Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter Roger DeVersa | Peter Roger DeVersa | 03403B80100C) |
| (NAME) | (NAME) | |
| 801 Churchill Crossing | 129 Walnut Street, Unit 105 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Chattanooga, TN 37403 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Brenda Michel and Rodney Wells**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Roger DeVersa, a single person,** , 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. 801, Churchill Crossing Condominiums, Boundary Plat of record in Book 7900, page 25, a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, as setout in the Master Deed of Churchill Crossing of record in Book 7792, page 915, amended in Book 7804, page 616, Second Amendment of record in Book 7845,page 540, Third Amendment in Book 10635, page 110, as **further described in the Fourth Amendment, Exhibit "B", of record Book 10996, page 199**, and Fifth Amendment in Instr. In. 20050829-0103075 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert N. Winesett, Sr. and wife, Hazel P. Winesett by deed from William D. Castleman, Trustee, dated August 10, 2006, of record in Instr. No. 20060816-0100771, re-recorded in Instr. No. 20061019-013088, Register's Office for Davidson County, Tennessee. Robert N. Winesett, Sr. predeceased Hazel P. Winesett on December 11, 2008. Hazel P. Winesett having since died on March 26, 2010. Hazel P. Winesett Last Will and Testament is filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-946, to muniment of title to evidence the vesting of title in the decedent's devises under her Will to Brenda Michel and Rodney Wells, pursuant to an Order of record in Instr. No. 20100622-0048847, Register's Office for Davidson County, Tennessee.

Subject to taxes for 2010 and subsequent years, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 7900, page 25, The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing of record in Book 7792, page 915, amended in Book 7804, page 616, Second Amendment of record in Book 7845,page 540, Third Amendment in Book 10635, page 110, Fourth Amendment in Book 10996,page 199, and Fifth Amendment in Instr. In. 20050829-0103075, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Stormwater Detention Agreement easement as set out in Book 10779, page 627, said Register's Office. Subject to any and all claims, debts, unpaid taxes and The Bureau of TennCare against the Estate of Hazel P. Winesett. Subject to the rights and claims of parties in possession and to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 801 Churchill Crossing, Madison, TN 37115

(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 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 28th day of July, 2010.

Brenda Michel

Rodney Wells

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Brenda Michel and Rodney Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of July, 2010.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON