BILL GARRETT, Davidson County
Trans:T20100076073 DEEDWARR
Recvd: 12/02/10 13:48 2 pgs
Fees:13.00 Taxes:277.50
20101202-0096051

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1176**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/17/2010**, by and between **Marguerite Louise Jones, an unmarried individual**, parties of the first part, and **Richard Ashe and Penney Ashe, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit U-2 on the plan of Lake chateau Condominiums of record in Plat Book 6250, Page 607-610, and corrected and amended in Book 7025, page 380 and Book 7367, page 272 in the Register's Office of Davidson County, Tennessee.

Being the same property convened to Marguerite Louise Jones by deed from NP Builders, a Tennessee Partnership of record in Book 11164, page 562 and re-recorded in Book 11426, page 292, said Register's Office.

This conveyance is made subject to:

Parcel ID # **97-8A-110CO**
☒ Improved OR
☐ Unimproved property located at: **288 Lake Chateau Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Marguerite Louise Jones
Marguerite Louise Jones
by James Seigenthaler as
Attny. in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Sigenthaler** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for **Marguerite Louise Jones**, and that as Attorney in Fact he executed the same for the purposes therein contained by signing the name of **Marguerite Louise Jones**.

Witness my hand and Notarial Seal this 17th day of November, 2010..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Richard Ashe and Penney Ashe**

and Address: **288 Lake Chateau Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of November, 2010..

Notary Public

My Commission Expires: 7/5/11

KAREN C ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.