WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015418 DEEDWARR
Recvd: 03/02/12 09:48 2 pgs
Fees:13.00 Taxes:240.50
20120302-0018313

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF BRENDA HUNTSMAN

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Mark S. Barry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark S. Barry		097080A01800CO
(NAME)	(NAME)	
112 LAKE CHATEAU DR.	Same as New Owner	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John M. Garland and wife, Mary P. Garland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark S. Barry**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit C-6 together with Carport No. 18, on the Condominium Plat of Lake Chateau of record in Plat Book 6250, Pages 607-610 and amended in Book 7025, Page 380 and further established by the Master Deed of record in Book 6639, Page 468 and amended in Book 7367, Page 272, Book 6691, Page 308, Book 6691, Page 314 and Book 10836, Page 280, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to John M. Garland and wife, Mary P. Garland by Deed from William L. Berkley and wife, Cynthia S. Berkley and J. C. Devine, dated 10/28/2005 and filed for record on 11/17/2005 in Instrument 200511170139023, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) All matters on the Plat of Record in Plat Book 6250, Page 607; Plat Book 6250, Page 608; Plat Book 6250, Page 609; Plat book 6250, Page 610; Book 7025, Page 380; said Register's Office; (3) All matters on the Master Deed of record in Book 6691, Page 308; Book 6691, Page 314; book 7367, Page 272; Book 10836, Page 280; said Register's Office; (4) Easement of record in Book 5071, Page 277, Book 6551, Page 765; Book 6599, Page 291; Book 6651, Page 23; Instrument No. 201012060096761, said Register's Office; (5) Charter of HOA of record in Book 6870, Page 491, said Register's Office; (6) Masterdeed and By-Laws of record in Book 6639, Page 468, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Lake Chateau Drive, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of February, 2012.

John M. Garland

Mary P. Garland

State of Tennessee
County of Sumner

Personally appeared before me John M. Garland and Mary P. Garland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2012.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066