Prepared by:
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BILL GARRETT, Davidson County
Trans:T20120058273 DEEDWARR
Recvd: 08/07/12 08:58 2 pgs
Fees:13.00 Taxes:406.63

20120807-0070108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 27th day of July 2012.

Notary Public
My commission expires: 3/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Randal K. Toler 322 Lake Chateau Dr. Hermitage TN 37076	New Owner	097080A12900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Martha P. Holdsworth , widow hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Randal K. Toler, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. X-3, on the Plan of Lake Chateau Condominiums, of record in Book 6250, page 607-610, Register's Office for Davidson County, Tennessee to witch reference is hereby made for a more complete description.

Being the same property conveyed to William S. Holdsworth and wife, Martha P. Holdsworth by deed from NP Builders of record in Book 11302, page 178, Register's Office for Davidson County, Tennessee. Said William S. Holdsworth having died on March 11, 2001 leaving his wife, Martha P. Holdsworth as the surviving tenant.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Lake Chateau Condo of record in Book 6250 Page 607-610, Register's Office for Davidson County, Tennessee 3) The provisions of a Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book 6639, page 548, and Agreements of record in Book 6691, page 308 and Book 6691, page 314, Register's Office for Davidson County, Tennessee. 4) Charter for Lake Chateau Homeowners Association of record in Book 6870 Page 491 5) Easement to Comcast of Nashville as set forth in instrument recorded in Instrument No. 20101206-0096761 6) Storm Water Detention Agreement as set forth in instrument recorded in Book 6551 Page 765

This property is improved property known as 322 Lake Chateau Dr., Hermitage, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of July, 2012.

Martha P. Holdsworth

Martha P. Holdsworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha P. Holdsworth , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of July, 2012.

Notary Public

Amy Cross Notary
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07218