Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17 DAY OF August, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug 23, 2014

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Anne Roberts 344 Lake Chateau Drive Hermitage, TN 37076	Peoples Home Equity Inc 150 N. Seven Oaks Knoxville TN 37922	Map & Parcel 097-08-0-A-142.00

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 acknowledged, we,

Ellen L. Matthews, Trustee of the Laura L. Mullis Living Trust Agreement UAD April 7, 2011

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lee Anne Roberts, 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:

Land in Davidson County, Tennessee, being Apt. Z-4, on the Plan of Condominium Plat of Lake Chateau, as established by the Master Deed of record in Book 4756, Page 743; Book 5819, Page 432, as amended and restated in Book 6639, Page 468; Book 6691, Pages 308 and 314; Book 7025, Page 380; Book 10322, Page 682; Book 10753, Page 275; Book 10753, Page 271; Instrument No. 20050815-0096130, and as shown on the plan of record in Book 6250, Pages 607-610, as corrected in Book 11012, Page 495, Register's Office for said County, to which said reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laura L. Mullis, an unmarried person by Deed from N. P. Builders, a Tennessee Partnership dated September 1, 1999 of record in Book 11650, Page 42, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ellen L. Matthews, Trustee of the Laura L. Mullis Living Trust Agreement by Quitclaim Deed from Laura L. Mullis, an unmarried person, dated April 17, 2011, of record in Instrument No. 20110510-0035943, said Register's Office.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 609-610, correction to Plat in Book 11012, Page 495, Book 10753, Page 27, Book 10753, Page 275 and Book 7025, Page 380, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, Charter of record in Book 4974, Page 684, Book 6870, Page 491, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 4756, Page 743, Book 5708, Page 781, book 5718, Page 988, Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, Page 314, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for ingress/egress to Tom Talley, et al in Book 5071, Page 277, said Register's Office.
4) Property is subject to easement for phone line maintenance to Southern Bell Telephone & Telegraph in Book 4077, Page 604, said Register's Office.
5) Property is subject to easement for Right of Way to South Central Bell in Book 6599, Page 291, and Book 6651, Page 23, said Register's Office.
6) Property is subject to easement to TVA in Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25, Book 1237, Page 944, said Register's Office.
7) Property is subject to easement for Stormwater Detention Agreement in Book 6551, Page 765, said Register's Office.
8) 2012 taxes and subsequent years.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 344 Lake Chateau Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20120061911 DEEDWARR
Recvd: 08/20/12 10:44 2 pgs
Fees:13.00 Taxes:421.80

20120820-0074395

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 my hand(s) this 17th day of August, 2012.

Ellen L. Matthews, Trustee

Ellen L. Matthews, Trustee

STATE OF Tennessee
COUNTY OF Davidson

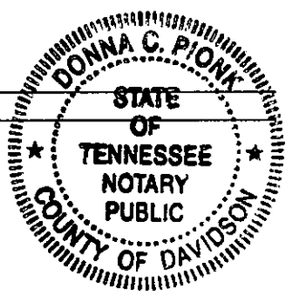
Personally appeared before me, Ellen L. Matthews with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Trustee of the Laura L. Mullis Living Trust Agreement and is authorized by the Laura L. Mullis Living Trust Agreement, to execute this instrument on behalf of the Laura L. Mullis Living Trust Agreement.

Witness my hand, at office, this 17 day of August, 2012.

Donna C. Pionk

NOTARY PUBLIC

My Commission Expires: 11-3-2015



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076