BILL GARRETT, Davidson County
Trans:T20120074331 DEEDWARR
Recvd: 10/02/12 11:13 2 pgs
Fees:13.00 Taxes:427.35
20121002-0089678

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lamar Swindoll & Virginia Swindoll
336 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL TO:
SAME AS NEW OWNER

TAX ID 097-08-0-A-134.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Pamela L. Smith and wife, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Lamar Swindoll and wife, Virginia Swindoll,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. Y-2 of Lake Chateau Condominiums, Phase III, Section II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lake Chateau Condominiums of record in Book 6639, Page 468, as amended in Book 11012, Page 495, and further described in Plat Book 6250, Page 607 - 610, as amended in Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Pamela L. Smith by Warranty Deed from Alfred R. Abriola and wife, Teresa C. Abriola, of record at Instrument No. 20070725-0088164, Register's Office for Davidson County, Tennessee, dated July 24, 2007.

Also known as 336 Lake Chateau Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 607, and amended in Book 11012, Page 495 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of September, 2012.

Pamela L Smith

Pamela L. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Pamela L. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of September, 2012.

GREGG W. CLA... STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $115,500.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 9-2-13

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON