BILL GARRETT, Davidson County
Trans: T20120078900 DEEDWARR
Recvd: 10/17/12 10:42 2 pgs
Fees: 13.00 Taxes: 222.00
20121017-0095177

Return To:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Litrio	New Owner	097080A07100CO
(NAME)	(NAME)	
198 Lake Chateau Dr., #198		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Patricia Willene Valentine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis Litrio and Donna Litrio, Husband and Wife**, 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 Unit M-5 on the Plan of Lake Chateau of record in Plat Book 6250, page 607 thru 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, pages 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, pages 271 and 275, Book 11012, page 495, said Register's Office.

Being the same property conveyed to Patricia Valentine by Warranty Deed from Betty Jean Stromatt, dated June 30, 2000 of record in Instrument No. 20000705-0066531, Register's Office of Davidson County, Tennessee. The said Patricia Valentine having since died on February 28, 2011 and leaving a Last Will and Testament that was probated in Davidson County Seventh Circuit Court under Probate file no. 11P-717. Carolyn E. Malone having been appointed Executrix has full power to sale and convey subject property without joinder of any beneficiary as set out per an Amended Order granting leave to sell real property dated September 19th, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 198 Lake Chateau Dr., #198, Hermitage, TN 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 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, has 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 our hands this **15th** day of **October, 2012**

The Estate of Patricia Willene Valentine

Carolyn E. Malone

By: Carolyn E. Malone, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Carolyn E. Malone, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executor of the Estate of Patricia Willene Valentine, and that she being authorized to do so in her capacity as Executor, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Patricia Willene Valentine.

Witness my hand and official seal, this **15th** day of **October, 2012**

Tabatha Edwards

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY