WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022710 DEEDWARR
Recvd: 03/20/13 10:31 2 pgs
Fees:13.00 Taxes:407.00

20130320-0027574

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen M. Sprosty	Franklin American Mortgage Company	097-08-0A-011.00
(NAME)	(NAME)	
220 Jackson Downs Blvd	501 Corporate Centre Dr, Ste400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **Mary Ann White, married and Jack A. Thompson Jr., married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathleen M. Sprosty, an unmarried woman**, 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 Unit No. B-5, on the plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Mary Ann White, married and Jack A. Thompson Jr., married by QuitClaim Deed dated March 12, 2010, from Betty P. Thompson, a single person and filed for record on March 15, 2010, in Instrument No. 20100315-0019414, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Betty P. Thompson , a single person by Deed dated January 26, 1998, from NPH Builders, a Tennessee Partnership and filed for record on January 29, 1998, in Book 10772, Page 885, Register's Office for said County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
5Subject to all matters as set forth on the plat of record in Plat Book 6200, Pages 607-610 and and corrected and amended in Book 7025, Page 380, Book 7367, Page 272 and Book 10753, Page 275, Register's Office of said County.
The Master Deed of record in Book 6639, page 468, amended in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 6639, Page 548, Register's Office of said County.
Charter of the Homeowner's Association of record in Book 6870, Page 491, Register's Office for Davidson

County, Tennessee.
Subject to Homeowner's Association Dues.
Easement to Comcast as shown of record in Instrument No. 20101206-0096761, Register's Office for said County.
Storm Water Detention Agreement of record in Book 6551, Page 765, Register's Office for said County.
TVA Line Easement of record in Book 1298, Page 133, Book 1224, Page 253, and Book 1237, Page 844, Register's Office for Davidson County, Tennessee.
Assignment of Development Rights of record in Book 10836, Page 280, Register's Office for Davidson County, Tennessee.
Southern Bell Telephone Easement of record in Book 4077, Page 604, Register's Office for Davidson County, Tennessee.
Ingress/Egress Easement of record in Book 5071, Page 277, Register's Office for Davidson County, Tennessee.
South Central Bell Easement of record in Book 6599, Page 291 and Book 6651, Page 23, Register's Office for Davidson County, Tennessee.
Easement to First Suburban Utility District of record in Book 4914, page 466, Register's Office for Davidson County, Tennessee.

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 109 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 15th day of March, 2013.

* _____
Mary Ann White

* _____
Jack A. Thompson Jr.

State of Tennessee
County of Wilson

Personally appeared before me Mary Ann White and Jack A. Thompson Jr., 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 15th day of March, 2013.

_____
Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122