WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Marion J. Rice, Jr.
Affiant

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

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Marion J. Rice Jr.	Peoples Home Equity, Inc.	097-08-OA-122.00
(NAME)	(NAME)	
312 Lake Chateau Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130031777 DEEDWARR
Recvd: 04/18/13 09:33 2 pgs
Fees:13.00 Taxes:358.90
20130418-0038513

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, **Lee Ann Rice, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marion J. Rice Jr., an unmarried man**, 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. W-2, as shown on the plan of Lake Chateau of record in Plat Book 6250, pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468 as amended in Book 7025, Page 380, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Evelyn S. Gee, unmarried by Deed from Suzanne Porter Beauchamp, Executrix of the Estate of Eudorah M. Porter, sole heir, Suzanne Porter Beauchamp, individual, dated 08/05/2005 and filed for record on 08/08/2005 in Instrument 200508080093292, Register's Office for Davidson County, Tennessee.

The said Evelyn Gee died testate on 07/14/2012 devising subject property to Lee Ann Rice as evidenced by the Last Will and Testament of Evelyn Gee filed in Instrument 20121107010279S Register's Office for Davidson County, Tennessee , and in Docket 12P1266 in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Plat Book 6250, Page 607, Plat Book 6250, Page 608, Plat Book 6250, Page 609, Plat Book 6250, Page 610, said Register's Office.
Master Deed and By-Laws filed for record in Book 6639, Page 468, said Register's Office. Said Masterdeed was amended of record in Book 7025, Page 380, Book 7367, Page 272, Book 11012, Page 495, said Register's Office.
Joinder Agreements regarding Master Deed of record in Book 6691, Page 308 and Book 6691, Page 314, said Register's Office.
Grant of Transmission Line Easement of record in Book 1224, Page 253, said Register's Office.

Grant of Transmission Line Easement of record in Book 1298, Page 133, said Register's Office.
Grant of Transmission Line Easement of record in Book 1303, Page 25, said Register's Office.
Exchange Plant Permit of record in Book 4077, Page 604, said Register's Office.
Agreement of Easement of record in Book 5071, Page 277, said Register's Office.
Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office.
Option for Right of Way Easement of record in Book 6599, Page 291, said Register's Office.
Right of Way Easement of record in Book 6651, Page 23, said Register's Office.
Grant of Easement of record in Instrument 201012060096761, said Register's Office.
Charter of record in Book 6870, Page 491, said Register's Office.
Assignment of Developers Rights of record in Book 10836, Page 280, said Register's Office.
Appointment of Successor Trustee re: Master Deed of record in Instrument 200007140069922, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 312 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 my hand this 15th day of April, 2013.

Lee Ann Rice

State of Tennessee
County of Wilson

Personally appeared before me Lee Ann Rice, 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 April, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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