WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130064099 DEEDWARR
Recvd: 07/26/13 15:39 2 pgs
Fees:13.00 Taxes:392.20
20130726-0078084

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. McKay	William A. McKay	097 08 0A 013.00 CO
(NAME)	(NAME)	
122 Lake Chateau Drive	236 Landmark Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hilham, TN 38568	
(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, **Larry M. Denton and wife, Bonnie Denton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William A. McKay, married**, 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:

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. C-1, along with carport No. 13 as shown on the Condominium Plat of Lake Chateau, of record in Plat Book 6250, pages 607-610, corrected in Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Larry M. Denton and wife, Bonnie Denton by deed from Joyce Bruce, Married dated 7/10/2009 and filed of record in Book 20090724-0069438, said Register's Office.

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 122 Lake Chateau Drive, 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 **23rd** day of **July, 2013**

Larry M. Denton

Larry M. Denton

Bonnie Denton

Bonnie Denton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Larry M. Denton and Bonnie Denton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **July, 2013**

Debra Paulsson

Notary Public

My commission expires: 3/15/15



Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122