Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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BILL GARRETT, Davidson County
Trans:T20130064609 DEEDWARR
Recvd: 07/29/13 14:48 2 pgs
Fees:13.00 Taxes:443.63

20130729-0078752

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Affiant

Subscribed and sworn to before me, this 19 day of July 2013.

Notary Public
My commission expires: JAN 04 2014

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie J. Hassan	BANK OF TN	97-80A-10
107 Lake Chateau Dr.	301 E. CARTER ST	
Hermitage TN 37076	KNOXPORT TN 37660	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer C. Devine Adam , a married person and William L. Berkley and wife, Cynthia S. Berkley, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bonnie J. Hassan, a single person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot B-4, on the plan of Lake Chateau Condominiums as shown on plat of record in Plat Book 6250, page 607-610 as corrected and amended in Book 7025, page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer C. Devine, an unmarried person, and William L. Berkley and wife, Cynthia S. Berkley, as joint tenants with right of survivorship, by deed of record in Instrument No. 20051229-0155916 and dated 12/28/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Charter of Lake Chateau Homeowner's association of record in Book 6870 Page 491. 3) Easement to South Central Bell Telephone as set forth in instrument recorded in Book 6651 Page 53. 4) Ingress and Egress Easement as set forth in instrument recorded in Book 5071 Page 277. 5) Right of Way Easement as set forth in instrument recorded in Book 6599 Page 291. 6) All matters appearing on plan of Lake Chateau Condominiums of record in Book 6250 Page 607, Register's Office for Davidson County, Tennessee. 7) Option for Right-0f-Way easement of record in Book 6599, Page 291. 8) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lake Chateau, and recorded in Book 6639, page 408 as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7367, Page 272; Book 7825, Page 380; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.

This property is improved property known as 107 Lake Chateau Dr., Hermitage, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 19th day of July, 2013.

Jennifer C. Devine Adam

Flint C. Adam, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

William L. Berkley

Cynthia S. Berkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer C. Devine Adam and Flint C. Adam and William L. Berkley and Cynthia S. Berkley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of July, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07759

Amy Cross Nance
State of Tennessee Notary Public
Williamson County