WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093734 DEEDWARR
Recvd: 11/01/13 14:03 2 pgs
Fees:13.00 Taxes:358.90

20131101-0113736

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Ann Clark	Elizabeth Ann Clark	
(NAME)	(NAME)	
242 Lake Chateau Drive	242 Lake Chateau Drive	097080A08500CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3009	Hermitage, TN 37076-3009	
(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, **Elsie C. Gardner, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Clark, unmarried**, 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. Q-1, together with the carport and storage area, 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 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275 and in Book 11012, Page 495, all in the 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 Elsie C. Gardner by Deed from Joel E. Saunders and wife, Brenda J. Saunders, dated and filed for record on 02/27/1990 in Book 8052, Page 726, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 607, Plat Book 6250, Page 608, Plat Book 6250, Page 609, and Plat Book 6250, Page 610, said Register's Office.
Assignment of Development Rights, Designation of "Developer" of record in Book 10836, Page 280, said Register's Office.
Master Deed and By-Laws filed for record in Book 6639, Page 468, as amended of record 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, Book 10753, Page 275, and Book 11012, Page 495, said Register's Office.
Appointment of Successor Trustee to Master Deed of record in Instrument 200007140069922, said Register's Office.
Stormwater Detention Agreement Easement 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.

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 242 Lake Chateau Drive, Hermitage, TN 37076-3009
(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 29th day of October, 2013.

Elsie C. Gardner

Elsie C. Gardner

State of Tennessee
County of Wilson

Personally appeared before me Elsie C. Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY