BILL GARRETT, Davidson County
Trans:T20130098226 DEEDWARR
Recvd: 11/19/13 10:36 2 pgs
Fees:13.00 Taxes:425.50

20131119-0119203

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Mary P. Hudgens
Affiant

Subscribed and sworn to before me, this 15th day of November, 2013.

Notary Public
My commission expires: 12-27-15

06-1310-75376

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary P. Hudgens 146 Lake Chateau Drive Hermitage TN 37076	NEW OWNER	097-08-0-A-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William L. Newberry and wife, Mildred M. Newberry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary P. Hudgens, hereinafter called the Grantees, their successors and 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. G-1, on the Plan of Lake Chateau Condominium Apts, Phase II Section III, as established by the Master Deed Establishing a Horizontal Property Regime of Lake Chateau of record in Master Deed and By-Laws of record in Book 4756, Page 743; amended in Book 5819, Page 432; amended in Book 5708, Page 781; amended and restated in Book 6639, Page 468; amended in Book 7367, Page 272; amended in Book 10322, Page 682; amended in Book 10753, Page 20; amended in Book 10753, Page 271; amended in Book 10753, Page 275; amended in Book 10836, Page 280; and further amended in Book 11012, Page 495, and as shown on the plan of record in Book 6250, Pages 607 thru 610, as corrected in Book 7025, Page 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Newberry and wife, Mildred M. Newberry by deed from Edward D. Harper and wife, Joan A. Harper, dated August 9, 2002, recorded August 9, 2002, of record in Instrument No. 20020809-0096654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 146 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of November, 2013.

William L. Newberry

Mildred M. Newberry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William L. Newberry and Mildred M. Newberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of November, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15