WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011574 DEEDWARR
Recvd: 02/19/14 10:15 2 pgs
Fees:13.00 Taxes:325.60
20140219-0014133

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, ~~2013.~~ 2014. nr

Notary Public

MY COMMISSION EXPIRES: April 19, 2017.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Richey	Fifth Third Mortgage Company, ISAOA	
(NAME)	(NAME)	
218 Lake Chateau Dr.	5001 Kingsley Drive	097080A07300 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131980

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kristy Harlan Scales and Eleanor Nicolle Rhoads**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shirley Richey**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 218 Lake Chateau Dr., 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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of February, ~~2013.~~ 2014 nr

Kristy Harlan Scales

Eleanor Nicolle Rhoads

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kristy Harlan Scales and Eleanor Nicolle Rhoads, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kristy Harlan Scales and Eleanor Nicolle Rhoads executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2014.

Commission expires: April 19, 2017

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. N-1 on the re-plat of the Plan of Lake Chateau Condominium Apartments, Section 1, of record in Book 6250, pages 607-610, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Joyce M. Munford by Warranty Deed from Jack Vollmer dated September 22, 1983 and filed of record in Book 6144, Page 953, Register's Office for Davidson County, Tennessee. The said Joyce M. Munford died testate on or about May 25, 2013, and under the terms of her will, which will appears of record in the Probate Court for Davidson County, Tennessee, she devised subject premises to Kristy Harlan Scales and Eleanor Nicolle Rhoads

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, of record in the Amended and Restated Master Deed, ByLaws, Declaration of covenants, Conditions and Restrictions of record in Book 6639, page 468, and as amended in Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, Book 10836, page 280 and Book 11012, page 495, Register's Office for said County