WARRANTY DEED

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-CPC-14-142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/4/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia J. Schoneck and Ben Schoneck	**Wells Fargo Bank, N.A.**	
(NAME) **142 Lake Chateau Drive**	(NAME) **1525 W W T Harris Blvd**	**097-08-0A-039.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Charlotte, NC 28262-8522**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW MAYES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA J. SCHONECK AND BEN SCHONECK, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. G-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominium Apartments, Section One of record in Plat Book 6250, Page 607-610, as corrected and amended in Book 7025, page 380, Book 7367, page 272, and Book 11012, page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Mayes by deed from Michael E. Vickroy and wife, Barbara J. Vickroy of record in Instrument No. 20040301-0022787, and re-recorded in Instrument No. 20040316-0029685 Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on March 1, 2004. (Value of consideration shown in aforementioned deed $110,000.00.) Being also known as 142 Lake Chateau Drive Hermitage, TN 37076.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 607-610, as corrected and amended in Book 7025, page 380, Book 7367, page 272 and Book 11012, page 495, Register's Office for Davidson County, Tennessee.
- Easement (s) to South Central Bell Telephone, as set forth in instrument recorded in Book 6651, Page 23, Register's Office for DavidsonCounty, Tennessee.
- Charter of Lake Chateau Homeowner's Association of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.
- Ingress and Egress easement of record in Book 5071, Page 277, Register's Office for Davidson County, Tennessee.
- Option for Right-0f-Way easement of record in Book 6599, Page 291and Book 6651, page 23, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 33, Book 1224, page 253 and Book 1237, page 944, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6551, Page 765, in the Register's Office for Davidson County, Tennessee.
- First Suburban Utility District Easement of record in Book 4914, Page 466, in the Register's Office for Davidson County, Tennessee.
- Southern Bell Telephone Easement of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee.
- Assignment of Development of Rights of record in Book 10836, Page 280, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **142 Lake Chateau Drive, Hermitage, Tennessee**

BILL GARRETT, Davidson County
Trans:T20140029008 DEEDWARR
Recvd: 04/29/14 09:19 2 pgs
Fees:13.00 Taxes:379.25
20140429-0035755

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; 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 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/our hand(s) this the 18th DAY OF APRIL, 2014.

Matthew Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212