WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035443 DEEDWARR
Recvd: 05/21/14 10:42 2 pgs
Fees:13.00 Taxes:434.75

20140521-0043724

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Wayne Etheridge	George Wayne Etheridge	097080A13000CO
(NAME)	(NAME)	
320 Lake Chateau Drive	320 Lake Chateau Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Ann H. Craddock**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George Wayne Etheridge, 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. X-4, 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 7025, Page 380, Book 7367, Page 272, and Book 11012, Page 495, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Ann H. Craddock, unmarried by Warranty Deed dated 08/19/2005 from James E. Fluhart and Barbara A. Fluhart, husband and wife of record in Instrument 200508300103617, 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, Plat Book 6250, Page 610, said Register's Office.
Master Deed and By-Laws filed for record in Book 6639, Page 468, as amended of record in Book 7025, Page 380; Book 7367, Page 272 and 11012, Page 495, said Register's Office.
Joinder Agreement to Master Deed of record in Book 6691, Page 308 and in Book 6691, Page 314, said Register's Office.
Appointment of Successor Trustee to Master Deed of record in Instrument 200007140069922, said Register's Office.
Grant of Transmission Line Easement of record in Book 1224, Page 253, Book 1298, Page 133, and Book 1303, Page 25, said Register's Office.
Exchange Plant Permit of record in Book 4077, Page 604, said Register's Office.
Agreement of Easement of record in Book 5071, Page 277, said Register's Office.
Stormwater Detention Agreement 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 the Homeowner's Association of record in Book 6870, Page 491, said Register's Office.
Assignment of Developers Rights of record in Book 10836, Page 280, 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 320 Lake Chateau Drive, 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(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 20th day of May, 2014.

Ann H. Craddock by Jean H. Duncan as Her Attorney in Fact
Ann H. Craddock
By, Jean H. Duncan as Her Attorney in Fact

State of Tennessee
County of Wilson

On this 20th day of May, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jean H. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ann H. Craddock, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140515-0041658, Register's Office of Davidson County, Tennessee.

Witness My hand and official seal this 20th day of May, 2014.

Notary Public
My Commission Expires:

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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