WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Kathy T. Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-16

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
Kathy T. Price	Kathy T. Price	097080A00400CO
(NAME)	(NAME)	
104 Lake Chateau Drive	104 Lake Chateau Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140036593 DEEDWARR
Recvd: 05/27/14 09:40 2 pgs
Fees:13.00 Taxes:369.63
20140527-0045124

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, **Dwight Belew and wife, Billie Belew**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathy T. Price and Byron L. Price, wife and husband**, 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 Lot No. A-4, t/w carport designated No. 4, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610; amended in Book 7025, Page 380-383 and established by Master Deed and By Laws in Book 4756, Page 743; amended and restated with Declaration of Covenants, Conditions and Restrictions of record in Book 6639, Page 468; amended and restated in Book 10753, Pages 271 and 275; and amended and restated in Book 10322, Page 682, 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 obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Dwight Belew and wife, Billie Belew by Warranty Deed dated 02/02/2011 from Clyde Thompson and wife, Jennifer Thompson of record in Instrument 20110208001095 3, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6250, Page 607, Book 6250, Page 608, Book 6250, Page 609, Book 6250, Page 610, said Register's Office. Incremental Development First Annexation Amendment to Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 7367, Page 272, said Register's Office. Assignment of Development Rights, Designation of "Developer" of record in Book 10836, Page 280, said Register's Office. Master Deed of record in Book 6639, Page 468, said Register's Office. Master Deed and By-Laws filed for record in Book 4756, Page 743, said Register's Office. Said Masterdeed was amended of record in Book 5819, Page 432, said Register's Office. Said Masterdeed was amended of record in Book 6691, Page 308, said Register's Office. Said Masterdeed was amended of record in Book 6691, Page 314, said Register's Office. Said Masterdeed was amended of record in Book 7025, Page 380, said Register's Office.

Appointment of Successor Trustee of record in Instrument 200007140069922, said Register's Office. Said By-Laws were amended of record in Book 5708, Page 781, said Register's Office. Said By-Laws were amended of record in Book 5718, Page 988, said Register's Office. Appointment of Successor Trusteee of record in Instrument 200508150096130, said Register's Office. Transmission Line Easement of record in Book 1224, Page 253, said Register's Office. Transmission Line Easement of record in Book 1298, Page 133, said Register's Office. Transmission Line Easement of record in Book 1303, Page 25, said Register's Office. Permit Easement of record in Book 4077, Page 604, said Register's Office. All matters including but not limited to an 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 of record in Book 6599, Page 291, said Register's Office. Right of Way 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. All matters shown on the survey dated 08/11/1972 by Don Shanklin, Engineers.

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 104 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 our hands this 22nd day of May, 2014.

Dwight Belew

Billie Belew

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 22nd 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