BILL GARRETT, Davidson County
Trans:T20140036594 DEEDWARR
Recvd: 05/27/14 09:40 2 pgs
Fees:13.00 Taxes:351.50
20140527-0045127

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 23 day of May, 2014.

Notary Public
My commission expires: 11-3-15

06-1404-75609

Address of New Owner:	Send Tax Bills to:	Tax Information
William McKay 266 Lake Chateau Dr. Hermitage TN 37076	NEW OWNER	097-08-0-A-097.00-CO

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, **Patrick E. Nevill and wife, Katherine S. Nevill,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William McKay**, 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. S-1, on the Plan of Lake Chateau Condominiums as shown on the Condominium Plat of Lake Chateau, of record in Book 6250, Pages 607, 608, 609, and 610, as established by the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions for Lake Chateau Condominiums, as amended by Book 6639, Page 468; as amended in Book 6691, Pages 308 and 341; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Pages 271 and 275; Book 10836, Page 280; and Book 11012, Page 495, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Nevill and wife, Katherine S. Nevill by deed from John G. Deak, Sr. and Joan Johnson, Co-Executors of Estate of Geraldine C. Pearson, dated September 18, 1992, recorded September 22, 1992, of record in Book 8735, Page 8, 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 266 Lake Chateau Dr., 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 23 day of May, 2014.

Patrick E. Nevill

Katherine S. Nevill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick E. Nevill and Katherine S. Nevill, 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 Hermitage, TN, this 23 day of May, 2014.

Notary Public
Davidson

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15