STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/2/17
File No. G14-9317D

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

BILL GARRETT, Davidson County
Trans:T20140047698 DEEDWARR
Recvd: 07/03/14 12:00 2 pgs
Fees:13.00 Taxes:458.80
20140703-0058873

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Opal M. Ellingston (NAME)	Opal M. Ellingston (NAME)	97-8-A-136 CO
332 Lake Chateau Drive Unit Y4 (STREET ADDRESS)	332 Lake Chateau, Unit Y4 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Terry L. Parmenter, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Opal M. Ellingston, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. Y-4 on the plan of LAKE CHATEAU CONDOMINIUMS, as shown by plat of record in Plat Book 6250, Page 607-610, and as amended in Book 7025, page 380, Book 7367, page 272, Book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, Book 10836, page 280, and Book 11012, page 495, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Terry L. Parmenter, unmarried from Georgieann Wall, unmarried, by Deed dated March 13, 2006, as Instrument No. 20060315-0029847, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 607-610, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.
4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings

contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums and recorded in Book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, and Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, Book 10836, page 280, Book 11012, page 495, Register's Office for Davidson County, Tennessee.

5. TVA Easements as recorded in Book 1224, page 253, Book 1237, page 944, Book 1298, page 133, Book 1303, page 25, Register's Office for Davidson County, Tennessee.

6. Easements/Right of Way to Southern Bell Telephone Co. as recorded in Book 4077, page 604, Book 6599, page 291, and Book 6651, page 23, Register's Office for Davidson County, Tennessee.

7. Ingress/Egress Easement as recorded in Book 5071, page 277 and Book 5500, page 3, Register's Office for Davidson County, Tennessee.

8. Storm water detention agreement as recorded in Book 6551, page 765, Register's Office for Davidson County, Tennessee.

9. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20101206-0096761, Register's Office for Davidson County, Tennessee.

10. Bylaws of record in Book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, and Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, Book 10836, page 280, Book 11012, page 495, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 332 Lake Chateau Drive Unit Y4,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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of June, 2014.

Terry L. Parmenter

June 27, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Terry L. Parmenter, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066