BILL GARRETT, Davidson County
Trans:T20140054358 DEEDWARR
Recvd: 07/28/14 12:56 2 pgs
Fees:13.00 Taxes:414.40

20140728-0066811

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$112,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF July, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8-14-17
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith J. Walls 176 Lake Chateau Drive Unit K-4 Hermitage, TN 37076	Franklin American Mortgage Company 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	097-08-0-A-058.00 CO

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 hereby acknowledged, we,

Marcia Collins, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Edith J. Walls, an Unmarried woman

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. K-4 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau as of record in Plat Book 5050, Page 2, 3, and 4 and amended in Plat Book 6250, Page 608, Register's Office, Davidson County, Tennessee
*Page 607-610

Being the same property conveyed to Marcia Collins, unmarried by Deed from Dena D. Grove, unmarried dated June 25, 2008 of record in Instrument Number 20080626-0065715, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plats of record in Plat Book 4575, Pages 41-44, amended in Book 5050, Pages 2-4, amended in Book 6250, Pages 607-610, certificate of corrections of record in Book 7025, Page 380; Book 10753, Page 271 and Page 275; and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
3) Master Deed of record in Book 4756, Page 743, amended Book 5819, Page 432; Book 6639, Page 458; Book 6691, Page 306 and Page 314; and Book 10322, Page 682, Annexation of record in Book 7367, Page 272, Successor trustee for Master Deed of record in Instrument Number 20050815-0096130, HOA Charter of record in Book 6870, Page 491, Amendment to By-Laws of record in Book 5708, Page 781 and Book 5718, Page 988, said Register's Office
4) Easement for right of way granted to South Central Bell of record in Book 6651, Page 23 and Book 6599, Page 291, said Register's Office.
5) Easement for broadband communication granted to Comcast of record in Instrument Number 20101206-00998761, said Register's Office.
6) Transmission line easements granted to the United States of America of record in Book 1303, Page 25; Book 1224, Page 259; Book 1237, Page 94; Book 1224, Page 253; and Book 1298, Page 133, said Register's Office.
7) Easement for right of way for ingress/egress granted to Tom Talley, Et al of record in Book 5071, Page 277, said Register's Office.
8) Stormwater Detention Agreement of record in Book 6551, Page 765, said Register's Office.
9) Assignment of Developer's Rights of record in Book 10836, Page 280, said Register's Office.
10) Exchange Plant Permit of record in Book 4077, Page 804, said Register's Office.
11) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 176 Lake Chateau Drive Unit K-4, 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 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. 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(s) this 17 day of July, 2014.

Marcia Collins
Marcia Collins

STATE OF ~~Tennessee~~ Oklahoma
COUNTY OF ~~Davidson~~ Tulsa

Personally appeared before me, Marcia Collins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: Nov. 17 2015

K. TRICHEL
Notary Public
State of Oklahoma
Commission # 11010512
My Commission Expires Nov 17, 2015

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076