BILL GARRETT, Davidson County
Trans:T20140066312 DEEDWARR
Recvd: 09/05/14 14:29 3 pgs
Fees:18.00 Taxes:462.13
20140905-0081612

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tommy L. Riggs
148 Lake Chateau Drive
Hermitage, TN 37076

MORTGAGEE
Southern Bank of Tennessee
1499 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-08-0-A
PARCEL 048.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wayne Robert Officer and Elaine Officer Regg,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tommy L. Riggs, unmarried and Betty L. Grimes, unmarried, as joint tenants with rights of survivorship,** 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. H-6 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, Section I, as of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380, and in Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marie B. Officer, by Warranty Deed from NPH Builders, a Tennessee Partnership composed of Richard A. Nelson and Richard J. Punocochar and Esmond H. Harding, dated July 16, 1997 and filed of record in Book 10547, Page 98, Register's Office for Davidson County, Tennessee. The said Marie B. Officer died on January 2, 2014 and by her Last Will and Testament of record in Instrument No. 20140402-0027243, said Register's Office, the subject property was devised to her children, Wayne Robert Officer and Elaine Officer Regg.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Amended and Restated Master Deed, Declaration of Covenants, Conditions, and Restrictions, and By-Laws of record in Book 6639, Page 468, and amended in Book 6691, Page 308, Book 6691, Page 314, Book 7367, Page 272, Book 7625, Page 380, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, and in Book 11012, Page 4985; Charter of Lake Chateau Homeowners' Association of record in Book 6870, Page 491; Grant of Transmission Line Easement of record in Book 1224, Page 253, and in Book 1303, Page 25; Right of Way of record in Book 2198, Page 133; Agreement of Easement for ingress/egress of record in Book 5071, Page 277; Right of Way Easement of record in Book 6651, Page 23; Storm Water Detention Agreement of record in Book 6551, Page 765; Option for Right of Way Easement of record in Book 6599, Page 291; Grant of Easement of record in Instrument No. 20101206-0096761; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 607-610, and amended and corrected in Book 7025, Page 380, and in Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Witness our hands this 29th day of August, 2014.

Elaine Officer Regg

Elaine Officer Regg

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elaine Officer Regg, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 29th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

WILSON COUNTY DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $124,900.00.

Tonny L Regg

AFFIANT

Subscribed and sworn to before me this 29th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

WILSON COUNTY DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **148 Lake Chateau Drive 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. 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 28 day of August, 2014.

Wayne Robert Officer

Wayne Robert Officer

STATE OF Florida
COUNTY OF Duval

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

Witness my hand and official seal this 28 day of August, 2014.

NOTARY PUBLIC

My Commission Expires November 17, 2016

LORI LYNN HOLBEIN
MY COMMISSION # EE847677
EXPIRES November 17, 2016
(407) 398-0153 FloridaNotaryService.com