WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-22-15

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Chelsea Chessor	FirstBank	097080A1100CO
(NAME)	(NAME)	
109 Lake Chateau Drive	3500 Blue Lake Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140093469 DEEDWARR
Recvd: 12/15/14 10:35 2 pgs
Fees:13.00 Taxes:440.30
20141215-0114364

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, **Kathleen Sprosty Winkel (formerly known as Kathleen M. Sprosty) and Timothy Winkel, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chelsea Chessor, unmarried woman**, 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 Unit No. B-5, together with the carport and storage area, as shown on the plan of Lake Chateau, Phase II, Section II, of record in Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468, as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275 and in Book 11012, Page 495, all in the 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 obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kathleen M. Sprosty, an unmarried woman by Warranty Deed dated 03/15/2013 from Mary Ann White, married and Jack A. Thompson Jr. married of record in Instrument 20130320-0027574, Register's Office for Davidson County, Tennessee. The said Kathleen M. Sprosty having since married. Timothy Winkel joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) All matters as set forth per Book 6250, Page 607 through Page 610; (2) Incredental 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; (3) Master Deed and By-Laws filed for record in Book 4756, Page 743, Master Deed and By-Laws filed for record in Book 6639, Page 468, said Register's Office. Said Master deed was amended of record in Book 5819, Page 432, Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, and Book 10753, Page 275; (4) Said By-Laws were amended of record in Book 5708, Page 781, and Book 5718, Page 988; (5) Appointment of Successor Trustee of record in Instrument 20000714006992 2 and Instrument 20050815009613 0; (6) Transmission Line Easement of record in

Book 1224, Page 253, Book 1298, Page 133, and Book 1303, Page 25; (7) Permit Easement of record in Book 4077, Page 604; (8) All matters including but not limited to an Easement of record in Book 5071, Page 277; (9) Stormwater Detention Agreement Easement of record in Book 6551, Page 765; (10) Option for Right-Of-Way Easement of record in Book 6599, Page 291; (11) Right of Way Easement of record in Book 6651, Page 23; (12) Grant of Easement of record in Instrument 201012060096761; (13) Charter of record in Book 6870, Page 491, said Register's Office.

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 109 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 my hand this 12th day of December, 2014.

Kathleen Sprosty Winkel

Timothy Winkel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Sprosty Winkel and Timothy Winkel the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of December, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122