BILL GARRETT, Davidson County
Trans:T20150015376 DEEDWARR
Recvd: 03/03/15 08:40 2 pgs
Fees:13.00 Taxes:462.87
20150303-0018213

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,100.00
Mary E. Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2015.
RYAN LUX
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2018

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
Mary E. Clay 286 Lake Chateau Drive Hermitage, TN 37076	new owner	097-08-0-A-111.00CO

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,

Mary M. Stevens, unmarried

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

Mary E. Clay, a single 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:

Land in Davidson County, Tennessee, being Unit Number U-3, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Plat Book 7025, Page 380; Plat Book 7367, Page 272 and Plat Book 11012, Page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry E. Stevens, Sr. and Mary M. Stevens, Husband and Wife by Deed from Dennis Lee Hogan, a Single Man dated December 7, 2010 of record in Instrument Number 20101210-0098651, Register's Office for Davidson County, Tennessee. Jerry E. Stevens, Sr. died October 5, 2014, leaving property vested in Mary M. Stevens as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 607, as corrected and amended in Plat Book 7025, Page 380; Plat Book 7367, Page 272, and Plat Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed Book 4756, Page 743, and restated in Book 6639, Page 468; Amendment to Master Deed of record in Book 10322, Page 682, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-Laws within Master Deed of record in Book 4756, Page 761, restated in Book 6639, Page 548, and amended By-Laws of record in Book 5718, Page 988, Register's Office for Davidson County, Tennessee.
5) Property is subject to Easement for Broadband Communications to Comcast of record in Instrument Number 20101206-0096761, Register's Office for Davidson County, Tennessee.
6) Property is subject to Easement for Ingress/Egress to Tom (Thomas) Talley, of record in Book 5071, Page 277, Register's Office for Davidson County, Tennessee.
7) Property is subject to Easement for Exchange Plant Permit to Southern Bell Telephone & Telegraph, of record in Book 4077, Page 604, Register's Office for Davidson County, Tennessee.
8) Property is subject to Option for Right-of-Way Easement to South Central Bell, of record in Book 6599, Page 291, Register's Office for Davidson County, Tennessee.
9) Property is subject to TVA Easements of record in Book 1298, Page 133; Book 1224, Page 253; Book 1303, Page 25; Book 1237, Page 944, Register's Office for Davidson County, Tennessee.
10) Property is subject to Joinder Agreements of record in Book 6691, Page 308 and Book 6691, Page 314, Register's Office for Davidson County, Tennessee.
11) Property is subject to Right-of-Way Easement to South Central Bell, of record in Book 6651, Page 23, Register's Office for Davidson County, Tennessee.
12) Property is subject to HOA Charter of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.
13) Property is subject to Stormwater Detention Agreement of record in Book 6551, Page 765, Register's Office for Davidson County, Tennessee.
14) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 286 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 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 29th day of February, 2015.

Mary M. Stevens

Mary M. Stevens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary M. Stevens, 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 29th day of February, 2015.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

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