BILL GARRETT, Davidson County
Trans:T20150028965 DEEDWARR
Recvd: 04/17/15 09:52 2 pgs
Fees:13.00 Taxes:436.60
20150417-0034124

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 2 day of April, 2015.

Notary Public
My commission expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
John W. Newsom Jr. 346 Lake Chateau Drive Hermitage TN 37076	New Owner	097080A14100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marcus Say and Ashley Say, Husband and wife hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John W. Newsom, Jr. hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. Z-3 on the Plan of Lake Chateau Condominiums, as of record in Book 6250, page 607-610, amended in Book 7025, page 380, Book 10753, page 271 and 275, Book 11012, page 495, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Say and Ashley Say, husband and wife by deed from Carol W. Vaughan and husband, Harold E. Vaughan of record in Instrument No. 20130910-0095282 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6250 Page 607, and amended in Book 7025, page 380, Book 10753, page 271 & 275, Book 11012, page 495, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions 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 6250 Page 607, and amended in Book 7025, page 380, Book 10753, page 271 &

275, Book 11012, page 495, Register's Office for said county.nts 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 3) Charter for Lake Chateau Homeowners Association of record in Book 6870 Page 491 4) Easement as set forth in instrument recorded in Instrument No.. 20101206-0096761

This property is improved property known as 346 Lake Chateau Drive, Hermitage, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 02 day of April, 2015.

Marcus Say

Ashley Say

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of April, 2015.

Notary Public

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission expires: 1-19-16
FILE NO: 08679