BILL GARRETT, Davidson County
Trans:T20150039417 DEEDWARR
Recvd: 05/20/15 15:25 2 pgs
Fees:13.00 Taxes:323.75
20150520-0046764

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kathy J. & Max A. Nance
162 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL TO:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

MAP/PARCEL 097-08-0A-053.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Rob Iverson and wife, Stephanie Iverson f/k/a StephanieThomson, and Denis Palmier,** has this day bargained and sold, and does hereby transfer and convey unto **Kathy J. Nance, an unmarried woman and Max A. Nance,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain Condominium Unit in Davidson County, Tennessee described as follows: Apartment No. 5 of Building J, in a Horizontal Regime of Lake Chateau, Section I, as shown by plat of record in Plat Book 6250, Pages 607 through 610, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rob Iverson and wife, Stephanie Thompson, and Denis Palmier by Warranty deed from Ronald G. Timms, unmarried of record in Instrument No. 20061107-0138648 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 07, 2006.

This is improved property known as: **162 Lake Chateau Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 607 through 610, inclusive, as

corrected in Book 7025, Page 380, and restrictions in Book 4756, page 743, Book 5819, page 432, 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, Book 11012, Page 495, Book 4756, page 761, Book 5708, page 781, Book 5718, page 988 and Book 6639, page 54, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of April, 2015.

Rob Iverson

Stephanie Iverson

Dennis Palmier

Province of Saskatchewan
~~STATE OF TENNESSEE~~
~~COUNTY OF Davidson~~ Canada

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rob Iverson and Stephanie Iverson,** and Dennis Palmier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~30th~~ 29th day of April, 2015.

NOTARY PUBLIC for Saskatchewan

MELANIE DAHLE
Notary Public
SASKATCHEWAN

Appointment.
My ~~Commission~~ Expires: 30 June 2018

~~STATE OF TENNESSEE~~ Province of Saskatchewan
~~COUNTY OF Davidson~~ Canada

The actual value or consideration, whichever is greater, for this transfer is $87,500.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

File No: 158139