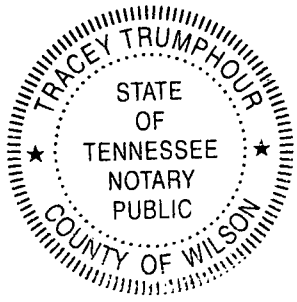
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,995.00

Marie Nolde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Marie Nolde	Marie Nolde	097-08-OA-106.00
(NAME)	(NAME)	
274 Lake Chateau Drive	274 Lake Chateau Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150055043 DEEDWARR
Recvd: 07/08/15 11:04 2 pgs
Fees:13.00 Taxes:443.98
20150708-0066147

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, **Stacy L. Holland and wife, Kristi Holland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marie Nolde**, hereinafter called the GRANTEE(S), her 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. T-4, as shown on the Condominium Plat of Lake Chateau of record in Plat Book 6250, Pages 607-610, and further established by Master Deed of record in Book 6639, Page 468, as amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacy Holland and wife, Kristi Holland by Warranty Deed from Donita Baird, unmarried, dated 11/30/2006, recorded 12/5/2006, of record in Instrument No. 20061205-0149905, in the Register's Office for Davidson County, Tennessee. The said

This conveyance is subject to: (1) All matters shown on the Condominium Plat of record in Plan Book 6250, Pages 607-610; (2) Master Deed and By-Laws 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 and Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495; (3) Assignment of Developer's Rights of record in Book 10836, Page 280; (4) Subject to Easement Agreement of record in Book 5071, Page 277; (5) Right of Way Easements of record in Book 6599, Page 291 and ROW Easement of record in Book 6651, Page 23; (6) Agreement of Easement of record in Book 5071, Page 277; (7) Grant of Easement of record in Instrument No. 20101206-0096761; (8) Subject to Storm Water Detention Agreement of record in Book 6551, Page 765; (9) Exchange Plant Permit of record in Book 4077, Page 604; (10) Charter of the Homeowners Association of record in Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee.

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 274 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), her 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), her 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 our hands this 2nd day of July, 2015.

Stacy L. Holland by Kristi L. Holland Attorney in Fact

Stacy L. Holland by Kristi L. Holland
Attorney in Fact

Kristi Holland

Kristi Holland

State of Tennessee
County of Wilson

On this 2nd day of July, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kristi Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Stacy L. Holland, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150708-0066146 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2nd day of July, 2015.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 Kristi Holland 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2015.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 01288-26822
SMG TN Warranty Deed