WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/15 12:23 3 pgs
Fees:18.00 Taxes:491.73
20151110-0114385

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Anni Roscher-Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2016

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
Anni Roscher-Odom	Anni Roscher-Odom	097-08-0A-069.00-CO
(NAME)	(NAME)	
202 Lake Chateau Drive, M-3	202 Lake Chateau Drive, M-3	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Scott Stepp Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anni Roscher-Odom**, 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. M-3, on the Plan of Amended Plat – Buildings A,B,C,D,E,F,G,H,K,L,N,Q,S,T,V,W,X,Z, CLUBHOUSE, MECH, BLDG., POOL, & TENNIS COURT Lake Chateau Condominium Apartments, of record in Plat Book 5050, Page 2,3, and 4 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Stepp, Jr. by Warranty Deed from John D. Rampino and wife, Georgette Rampino, dated July 21, 2006 and recorded July 31, 2006 of record in Instrument Number 20060731-0092533, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5050, Page 2, in the Register's Office for Davidson County, Tennessee.

Rights of the Co-Owners of Brentwood East Company in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 4756, Page 743, Amended to By-Laws recorded in Book 5708, Page 781, Amended to By-Laws recorded in Book 5718, Page 988, Amended to Master Deed recorded in Book 5819, Page 432, Amended and Restated recorded in Book 6639, Page 468, Joinder Agreement to Amended and Restated Master Deed recorded in Book 6691, Page 308, Joinder Agreement to Amended and Restated Master Deed recorded in Book 6691, Page 314, Joinder Agreement to Amended and Restated Master Deed recorded in Book 7025, Page 380, Appointment of Successor Trustee recorded in Instrument Number 20050815-0096130 and Book 756, Page 742, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.#

This conveyance is subject to any and all existing easements and restrictions of record.

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 202 Lake Chateau Drive, M-3, 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 6th day of November, 2015.

Scott Stepp Jr.

State of Tennessee
County of Wilson

Personally appeared before me Scott Stepp Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of November, 2015.

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
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Thumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Thumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY THUMPOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY