WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Amanda B. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150102319 DEEDWARR
Recvd: 12/03/15 10:53 2 pgs
Fees:13.00 Taxes:477.30
20151203-0121891

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amanda B. Stephens	NEW OWNER	Parcel ID:
212 Lake Chateau Drive	212 Lake Chateau Drive	097080A07600
Hermitage, TN 37076	Hermitage, TN 37076	

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

Kimberly Martin Baldridge, f/k/a Kimberly K. Martin and husband, Scott Baldridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amanda B. Stephens , a married 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 N-4, Lake Chateau Condominiums, as shown on plat of record in Plat Book 6250, Page 607 thru 610, amended and restated, Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6639, Page 468, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly K. Martin by deed from W. Casey Reed, of record in Instrument 20090219-0014431, dated February 13, 2009, Register's Office for said County. The said Kimberly K. Martin is now known as Kimberly Martin Baldridge.

This conveyance is subject to Restrictions and By-Laws of record in Book 4756, Page 743, amended in Book 5819, Page 432; Book 6639, Page 468; 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, amended in Book 5708, Page 781; Book 5718, Page 988, and Book 6639, Page 54, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 607 thru 610, amended and restated, said Register's Office; (3) TVA Line Easements of record in Book 1298, Page 133; Book 1224, Page 253; Book 1237, Page 944, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office; (5) Ingress and Egress Easement of record in Book 5071, Page 277, said Register's Office; (6) Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, said Register's Office; (7) Easement to First Suburban Utility District of record in Book 4914, Page 466, said Register's Office; (8) Assignment of Development Rights of record in Book 10836, Page 280, said Register's Office.

Kimberly K. Martin and Kimberly Martin Baldridge being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Lake Chateau Drive, Hermitage, TN 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 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 this 1st day of December, 2015.

Kimberly Martin Baldridge

Scott Baldridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Martin Baldridge and husband, Scott Baldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

