WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/16 14:02 3 pgs
Fees:18.00 Taxes:497.65
20160823-0088166

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/4/19

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JILL SIMMONS

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
Pamela J. Allen	Pamela J. Allen	097-08-0A-005-00-CO
(NAME)	(NAME)	
102 Lake Chateau Drive	102 Lake Chateau Drive	
(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, **Daniel Barrett Bingham and Jenna Lynn Bingham, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Pamela J. Allen, married**, hereinafter called the GRANTEE(S), 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. A-5, in a Horizontal Property Regime as shown on the Condominium Site Plan of Lake Chateau Condominiums, Section One, as established by the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions for Lake Chateau Condominiums 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; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and further amended in Book 11012, Page 495; and as shown on the plan of record in Book 6250, Pages 607, 608, 609, and 609; as corrected in Book 7025, Page 380; and further corrected in Book 7367, Page 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Barrett Bingham and Jenna Lynn Bingham, husband and wife, by Warranty Deed dated 03/16/2015 from Kristen A. Smith Now Gibbs, married of record in Instrument 201503190023856, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 607 through 610, said Register's Office.
Assignment of Development Rights, Designation of "Developer" of record in Book 10836, Page 280, said Register's Office. Master Deed and By-Laws filed for record in Book 4756, Page 743, said Register's Office. By-Laws of record in Book 6639, Page 548, said Register's Office. Said Master deed was amended of record in Book 5819, Page 432, said Register's Office. Said Master deed was amended of record in Book 6691, Page 308, said Register's Office. Said Master deed was amended of record in Book 6691, Page 314, said Register's Office. Said Master deed was amended of record in Book 7025, Page 380, said Register's Office. Said Master deed was amended of record in Book 10322, Page 682, said Register's Office. Said Master deed was amended of record in Book 10753, Page 271, said Register's Office. Said Master deed was amended of record in Book 11012, Page

495, said Register's Office. Said By-Laws were amended of record in Book 5708, Page 781, said Register's Office. Said By-Laws were amended of record in Book 5718, Page 988, said Register's Office. Said Master Deed and Bylaws were amended of record in Book 6639, Page 468, said Register's Office. Exchange Plant Permit Easement of record in Book 4077, Page 604, said Register's Office. Agreement of Easement of record in Book 5071, Page 277, said Register's Office. Storm Water Detention Agreement Easement of record in Book 6551, Page 765, said Register's Office. Right-Of-Way Easement of record in Book 6599, Page 291, said Register's Office. Right of Way Easement of record in Book 6651, Page 23, said Register's Office. Grant of Easement Easement of record in Instrument 201012060096761, said Register's Office. Charter of record in Book 6870, Page 491, said Register's Office. 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 102 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), 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), 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 17th day of August, 2016.

Daniel Barrett Bingham

Jenna Lynn Bingham

State of Tennessee
County of Wilson

Personally appeared before me Daniel Barrett Bingham and Jenna Lynn Bingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO., TN

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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons 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.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY