Rtn to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1438

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

ADDRESS NEW OWNER:
Brenda V. Carter
154 Lake Chateau
Hermitage, TN 37076

SEND TAX BILL TO:
Guaranty Trust Company
New Owner

BILL GARRETT, Davidson County
Trans:T20170025457 DEEDWARR
Recvd: 03/27/17 09:56 2 pgs
Fees:13.00 Taxes:619.75
20170327-0029416

MAP/PARCEL 097-08-0A-45.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Lichter, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brenda V. Carter, an unmarried woman , hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. H-3 in a horizontal property regime as shown on the Condominium Site Plan of Lake Chateau Condominiums, Phase II, Section III, of record in Book 6250, Pages 607 through 610, inclusive, as corrected in Book 7025, Page 380, Book 10753, Page 271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Lichter, a married man by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130722-0075540 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on July 22, 2013.

Ursula Lichter, the spouse of Brian Lichter, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Brian Lichter.

This is improved property known as: **154 Lake Chateau Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of March, 2017.

WITNESS MY HAND on this the 24th day of March, 2017

Brian Lichter

Ursula Lichter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brian Lichter and Ursula Lichter,** 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 24th day of March, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $167,500.00.

AFFIANT

Subscribed and sworn to before me this the ___ day of March, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 170155