WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/17 14:49 3 pgs
Fees:18.00 Taxes:660.45
20170331-0031693

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Joseph Kimery and Annette Kimery	New Owner	97-8A-87
(NAME)	(NAME)	
238 Lake Chateau Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170356

For and 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, I/we, **Rhonda K. Dickey Lewis, a married person and Irene W. Stevens, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joseph Kimery and Annette Kimery, husband and wife,** 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. Q-3 (erroneously referred to as Unit 23 in previous deeds of record), on the plan of Lake Chateau Condominium Apartments, which is of record in Book 6250, Page 607 and Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Irene W. Stevens, an unmarried woman and Rhonda K. Dickey, a single woman, as tenants in common, by Quitclaim Deed from Irene W. Stevens, formerly known as Irene Stevens Holm, dated August 25, 2006 and filed of record in Instrument No. 20060907-0110431, Register's Office for Davidson County, Tennessee.

Rhonda K. Dickey is now known as Rhonda K. Lewis. Rhonda K. Dickey Lewis, Rhonda K. Lewis and Rhonda K. Dickey are all one and the same person.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominium Apartments and filed of record in Book 6639, Page 468, amended in Book 6691, Page 308, 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, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to a Grant of Easement of record in Instrument No. 20101206-0096761, said Register's Office.

Subject to Right-of-way Easement of record in Book 6599, Page 291 and Book 6651, Page 23, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office.

Subject to an Easement for Telephone Lines of record in Book 4077, Page 604, said Register's Office.

Subject to a Grant of Transmission Line Easement of record in Book 1224, Page 253; Book 1237, Page 94; Book 1298, Page 133 and Book 1303, Page 25, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 238 Lake Chateau Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of March, 2017

Rhonda K. Dickey Lewis

Rhonda K. Dickey Lewis

Irene W. Stevens

Irene W. Stevens

STATE OF TENNESSEE)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rhonda K. Dickey Lewis and Irene W. Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of March, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY