BILL GARRETT, Davidson County
Trans:T20170033924 DEEDWARR
Recvd: 04/21/17 14:59 2 pgs
Fees:13.00 Taxes:610.50
20170421-0039509

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Anthony N. Coles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2017.

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Neil Coles	Anthony Neil Coles	097 08 0A 037.00 CO
(NAME)	(NAME)	
146 Lake Chateau Dr.	146 Lake Chateau Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Mary P. Hudgens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Neil Coles and Barbara Coles, 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:

Land in Davidson County, Tennessee, being Unit G-1, on the Plan of Lake Chateau Condominium Apts, Phase II Section III, as established by the Master Deed Establishing a Horizontal Property Regime of Lake Chateau of record in Master Deed and By-Laws of record in Book 4756, Page 743; amended in Book 5819, Page 432; amended in Book 5708, Page 781; amended and restated in Book 6639, Page 468; amended in Book 7367, Page 272; amended in Book 1032, Page 682; amended in Book 10753, Page 20; amended in Book 10753, Page 271; amended in Book 10753, Page 275; amended in Book 10836, Page 280; and further amended in Book 11012, Page 495, and as shown on the plan of record in Book 6250, Page 607 thru 610, as corrected in Book 7025, Page 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary P. Hudgens by deed from William L. Newberry and wife, Mildred M. Newberry of record in Instrument No. 20131119-0119203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 146 Lake Chateau Dr., 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 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 our hands this 20th day of April, 2017.

Mary P. Hudgens by Linda Sue Hudgens Loftis her attorney-in-fact

Mary P. Hudgens by Linda Sue Hudgens Loftis her attorney-in-fact pursuant to Power of Attorney of record in Instrument No. 20170421-0039508 Register's Office for Davidson County Tennessee.

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda Sue Hudgens Loftis and who, upon her oath acknowledged herself to be the Attorney-In-Fact for the within named Mary P. Hudgens, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20 day of April, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE