This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 08/23/17 15:04 3 pgs
Fees:17.00 Taxes:0.00
20170823-0086743

ADDRESS OF NEW OWNER:
Paulette Freeland Culpepper
158 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MAP AND PARCEL:
097 08 0A 043.00

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for estate planning purposes and no monetary consideration, **Paulette Freeland, Trustee** will full power and authority to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with her as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, has bargained and sold, and does hereby remise, release and forever quitclaim unto **PAULETTE FREELAND CULPEPPER**, unmarried, its entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. H-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paulette Freeland, Trustee by deed from Paulette Freeland, unmarried, of record as Instrument No. 20010521-0052301 in the Register's Office for Davidson County, Tennessee.

*Paulette Freeland and Paulette Freeland Culpepper are one and the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. The provisions of a Master Deed establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, Page 468, and By-Laws appended thereto of record in Book 6639, Page 548, and Joinder Agreements of record in Book 6691, Page 308, and Book 6691, pages 308 & 314, as corrected and amended in Book 7025, page 380, Book 7367, page 272, and Book 10322, page 682, all of the Register's Office for Davidson County, Tennessee.
2. Charter of Lake Chateau Homeowners Association, of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6551, Page 765, Register's Office for Davidson County, Tennessee.

4. Option for right-of-way easement of record in Book 6599, page 291, Register's Office for Davidson County, Tennessee, and right-of-way easement of record in Book 6651, page 23, Register's Office for Davidson County, Tennessee, granted South Central Bell Telephone Company.
5. The Plan of record in Book 6250, pages 607-610, as corrected and amended in Book 7025, page 380, and Book 7367, page 272, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made.

This is improved property known as:

158 LAKE CHATEAU DRIVE
HERMITAGE, TN 37076

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Paulette Culpepper
Affiant

Subscribed and sworn to before me this 23rd day of August, 2017.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of August, 2017.

Paulette Freeland Culpepper
Paulette Freeland Culpepper, Trustee, Bargainor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paulette Freeland Culpepper, Trustee, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 23rd day of August, 2017.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES MAY 11, 2020

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2017, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA WAYNICK

My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019