THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171113981** Bill Garrett Davidson County Batch# 28300 **DEEDWARR** 11/20/2017 02:59:43 PM 2 pgs Fees: $13.00 Taxes: $684.50 20171120-0119102	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Susan Diane Sloan 158 Lake Chateau Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097-08-0A-043.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paulette Freeland Culpepper, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Diane Sloan, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly 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 through 610, inclusive, 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 Culpepper, unmarried, by Quitclaim Deed from Paulette Freeland, Trustee, of record in Instrument No. 20170823-0086743 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 23, 2017

The execution of this instrument is effected by the signature of Mark Kirby as Attorney-in-fact for Paulette Freeland Culpepper, which Power of Attorney is recorded in Instrument No. 20170823-0086744 in the Register's office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 607 through 610, inclusive, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and amended in Book 11012, Page 495, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Lake Chateau Condominiums of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 4756, Page 743, 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 Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
Charter for Lake Chateau HOA of record in Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee.
By-Laws of Lake Chateau Homeowners' Association of record in Book 6639, Page 548, and amended in Book 5718, Page 988, Register's Office for Davidson, County, Tennessee.
Assignment of Development Rights of record in Book 10836, Page 280, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6551, Page 765, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress & Egress of record in Book 5071, Page 277, in the Register's Office for Davidson County, Tennessee and shown on the Plat of record in Book 5050, page 3, Register's Office for Davidson County, Tennessee.
Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, in the Register's Office for Davidson County, Tennessee.
Easement to First Suburban Utility District of record in Book 4914, Page 446, in the Register's Office for Davidson County, Tennessee.
Easement for Broadband Communication To Comcast of record in Instrument Number 20101206-0096761, in the Register's Office for Davidson County, Tennessee.
Easement to Southern Bell Telephone of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee.
TVA Line Easement of record in Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25, and Book 1237, Page 944, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 158 Lake Chateau Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2017.

Paulette Freeland Culpepper by Mark Kirby as Attorney in fact
Paulette Freeland Culpepper by Mark Kirby as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Kirby,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact Paulette Freeland Culpepper,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of November, 2017.

Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018