Bill Garrett Davidson County
Batch# 114464 DEEDWARR
07/10/2018 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $617.90
20180710-0066616

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $167,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2018. Notary Public My commission expires: 01.07.2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Timberlake	same	097-08-0A-011.00
109 Lake Chateau Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chelsea Chessor, married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard H. Timberlake, Jr., a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. B-5, together with the carport and storage area, as shown on the plan of Lake Chateau, Phase II, Section II, of record in Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468, as amended in Book 6691, Page 308; 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 in Book 11012, Page 495, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Chelsea Chessor, unmarried woman by Warranty deed from Kathleen Sprosty Winkel (formerly known as Kathleen M. Sprosty) and Timothy Winkel, wife

and husband of record in Instrument No. 20141215-0114364 Register's Office for Davidson County, Tennessee. The said Chelsea Chessor having since married. Donald Pollard, spouse of Chelsea Chessor, joins in this conveyance to convey and interest he may have in the subject property, particularly and marital interest.

This is improved property known as **109 Lake Chateau Dr, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2018.

Chelsea Chessor

Donald Pollard

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, Chelsea Chessor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of July, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. YADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001208-526

SP 11/2015

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, Donald Pollard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of July, 2018.

Notary Public
My Commission Expires: 5/25/22



SolomonParks File No. 18-001208-526

SP 11/2015

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022