THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817436** Karen Y Johnson Davidson County Batch# 140396 **DEEDWARR** 09/13/2018 08:40:57 AM 2 pgs Fees: $13.00 Taxes: $1,283.90 20180913-0090745	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $347,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2018. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: David Lee Clarke 2117 Lakeshore Dr. Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-08-0A-010.00-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, **Logan Steele, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Lee Clarke, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2117 on the Plan of Phase One, Lakeshore Pointe Condominiums, of record in Plat Book 9700, Page 704, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Logan Steele, a single man by Warranty Deed from Brandon Shane Ingram, a married man joined by his wife, Heidi Ingram, of record in Instrument No. 20130910-0095459, Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 10, 2013.

Valerie Lee Steele joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Logan Steele.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 704, 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 Lakeshore Pointe Condominiums of record in Book 11053, Page 690, as amended in Instrument No. 20121005-0091619, Register's Office for Davidson County, Tennessee, with By-Laws of Lakeshore Pointe Condominiums Association appended thereto as Exhibit "B".

Charter of Lakeshore Pointe Condominiums Homeowner's Association of record in Book 11053, Page 747, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2117 Lakeshore Dr. Old Hickory TN 37138

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 7th day of September, 2018.

Logan Steele

Valerie Lee Steele

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Logan Steele and Valerie Lee Steele, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021