THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118491

Karen Johnson Davidson County
Batch# 195192 DEEDWARR
02/14/2019 09:15:29 AM 2 pgs
Fees: $13.00 Taxes: $664.15

20190214-0013728

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $179,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2019.

Notary Public
My Commission Expires:

KAREN ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Marie Colson 101 Lake Chateau Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 097-08-0A-007.00 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, **Lewis Lechleiter, as Trustee of the John H. Lechleiter, Jr. Testamentary Trust and Lewis Lechleiter, as Executor of the Estate of John H. Lechleiter,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Marie Colson,** Unmarried, ("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. B-1, on the Horizontal Property Regime for Lake Chateau Condominiums, as shown on the condominium site plan of Lake Chateau Condominiums as of record in Book 6250, pages 607 thru 610, as corrected and amended in Book 7025, pag 380 and in Book 7367, page 272, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to JOHN H. LECHLEITER, JR., by deed from CYNTHIA BERKLEY, of record in Instrument No. 20071120-0136055, dated November 19, 2007, said Register's Office.

JOHN H. LECHLEITER, JR. died on or about October 26, 2017. His Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 18P2131, devised the subject property to LEWIS LECHLEITER as Trustee of his Testamentary Trust. See also Letters Testamentary signed by Richard R. Rooker, Clerk dated January 17th, 2019 appointing Lewis Lechleiter as the Executor of the Estate of John Henry Lechleiter, Jr.

John H. Lechleiter, Jr. and John Henry Lechleiter, Jr. being one and the same person.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 097-08-0A-007.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, pages 607-310, corrected in Book 7025, page 380, said Register's Office.

Master Deed of record in Book 6639, page 468, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10836, page 280, Book 11012, page 495 and Instrument No. 20000714-0069922 , appointment of successor trustee in Instrument No. 20050815-0096130, said Register's Office.

Right-of-Way Easement of record in Book 6599, page 291 and Book 6651, page 23, said Register's Office.

Storm Water Detention Agreement of record Book 6551, page 765, said Register's Office.

This is improved property located at 101 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 8 day of February, 2019.

John H. Lechleiter, Jr. Testamentary Trust

Lewis Lechleiter, Trustee

BY: Lewis Lechleiter, Trustee

The Estate of John H. Lechleiter, Jr.

Lewis Lechleiter, Executor

BY: Lewis Lechleiter, Executor

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Lechleiter, 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 Lewis Lechleiter is a trustee of the John H. Lechleiter, Jr. Testamentary Trust 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 8 day of February, 2019.

Sara Petit
Notary Public

My Commission Expires: 08/13/2022

SARA PETIT NOTARY PUBLIC STATE OF TEXAS ID#131681151-7 EXPIRES 08-13-2022

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Lechleiter 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 Executor of the Estate of John H. Lechleiter, Jr., the maker or the 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 8 day of February, 2019.

Sara Petit
Notary Public

My Commission Expires: 08/13/2022

SARA PETIT NOTARY PUBLIC STATE OF TEXAS ID#131681151-7 EXPIRES 08-13-2022