Return to: BRIDGEHC
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 216662 DEEDWARR
04/12/2019 08:43:52 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190412-0033379

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke N. Sims	Regions Bank dba Regions Mortgage	
(NAME)	(NAME)	
176 Lake Chateau Drive	2050 Parkway Office Circle	097080A05800CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Edith J. Walls, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brooke N. Sims, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. K-4 in a Horizontal Property Regime as shown on the condominium plat of Lake Chateau as of record in Book 6250, pages 607-610, and further established by Master Deed of record in Book 4756, page 743, as amended in Book 6639, page 468 and Book 7367, page 272, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edith J. Walls, an unmarried woman by Warranty Deed from Marcia Collins, unmarried, dated July 17, 2014, recorded July 28, 2014 of record in Instrument No. 20140728-0066811 and Scrivener's Affidavit recorded as Instrument No. 20170427-0041434, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 6250, pages 607-610; Corrections of plat and incremental development first annexation and restated Master Deed of record in Book 7025, page 380; Book 10753, page 275 and Book 11012, page 495; pursuant to all 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, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, of record in Book 4756, page 743; Book 6639, page 468; Book 6691, page 308; Book 6691, page 314; Book 7367, page

272; Book 10322, page 682 and appointments of successor trustee of record in Instrument No. 20000714-0069922 and Instrument No. 20050815-0096130; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20101206-0096761; Easement to Southern Bell of record in Book 4077, page 604; Easement to USA/ TVA of record in Book 1237, page 94; Charter of Lake Chateau Homeowners Association of record in Book 6870, page 491; Assignment of developers rights of record in Book 10836, page 280; Agreement of Easement of record in Book 5071, page 277; Right of Way Easement of record in Book 6651, page 23; Storm Water Detention Agreement of record in Book 6551, page 765; Option for Right of Way Easement of record in Book 6599, page 291, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 176 Lake Chateau Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 9TH DAY OF April, 2019.

Edith J. Walls

Edith J. Walls

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 Edith Walls, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122