Karen Johnson Davidson County
Batch# 222074 DEEDWARR
04/25/2019 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $580.90
20190425-0038258

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$157,000.00~~ $157,000 AA

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(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
Ernest L. Tongue	Same	
(NAME)	(NAME)	
270 Lake Chateau Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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/we Michael Swift, an unmarried person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ernest L. Tongue and Gail A. Tongue, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. T-2, in Lake Chateau Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6250, Page 607 and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat attached to Master Deed The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6250, Page 607 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 Michael Swift, an unmarried person by Warranty Deed from Theodore W. Hacker, an unmarried person, dated June 30, 2006 and recorded August 03, 2006 of record in Instrument No. 20060803-0094717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Book 6250 Page 607, in the Register's Office for Davidson County, Tennessee; Master Deed and By-Laws 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 and Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 11012, Page 495 and Assignment of Developer's Rights of record in Book 10836, Page 280, Register's Office for Davidson County, Tennessee; Right of Way Easement recorded in Book 6599, Page 291 and Book 6651, Page 23 in the Register's Office of Davidson County, Tennessee; Agreement of Easement of record in Book 5071, Page 277, in the Register's Office for Davidson County, Tennessee; Grant of Easement of record in Instrument No. 20101206-0096761, in the Register's Office for Davidson County, Tennessee; Subject to Storm Water Detention Agreement of record in Book 6551, Page

765, in the Register's Office for Davidson County, Tennessee; Exchange Plant Permit of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee; Charter of the Homeowners Association of record in Book 6870, Page 491, 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 ☒ 270 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 15th day of April, 2019.

Michael Swift

State of Georgia
County of Hall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Swift, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2019.

Notary Public:
My Commission Expires: 4/28/22

ANIL ABBASI
Gwinnett County
Notary
Public
Expires
04-28-2022
STATE OF GEORGIA

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

201904250038258

True Copy Certification

I, Jacquelyn Rudolph, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

