Karen Johnson Davidson County
Batch# 229493 DEEDWARR
05/14/2019 10:18:36 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190514-0045156

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019030007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $170,000.00

Sworn to and subscribed before me this 13th day of May, 2019.

Affiant

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Address of New Owner:
Joseph F. McIlwain
128 Lake Chateau Drive
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
097-080A-028.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark M. Martin and Stephanie N. Martin, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph F. McIlwain and Erin F. McIlwain husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit E-4 together with carport designated No. 28 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, amended in Book 7025, Page 380-383, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark M. Martin and Stephanie N. Martin, married by Warranty deed from Alisha A. McKinley, an unmarried woman of record in Instrument No. 20160602-0055793 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

This is improved property known as **128 Lake Chateau Drive, Hermitage, TN 37076.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 13th day of May, 2019.

Mark M. Martin

Stephanie N. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Mark M. Martin and Stephanie N. Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019