WARRANTY DEED

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

Karen Johnson Davidson County
Batch# 300189 DEEDWARR
10/14/2019 09:26:26 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20191014-0104855

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel B. Sommers	Same as new owner	097-08-0-A-036.00 CO
(NAME)	(NAME)	
135 Lake Chateau Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Halina S. Biddle, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel B. Sommers and wife, Cassandra L. Sommers,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Unit No. F-6 in a Horizontal Property Regime as shown in the condominium site plat on the Plat of Lake Chateau Condominiums, Phase II, Section II, as of record in Book 6250, pages 607-610, as corrected and amended in Book 7025, page 380 and Book 7367, page 272 and Book 10753, page 275, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Halina S. Biddle, an unmarried person, by Warranty Deed from Ilene W. Cross, Trustee, dated September 15, 2003, of record in Instrument No. 20030925-0142158, 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, amended in Book 7025, page 380; Book 7367, page 272 and Book 10753, page 275; Master Deed establishing a Horizontal Property Regime of Lake Chateau Condominiums, of record in Book 6639, page 468 and corrected in Book 7025, page 380, amended in Book 7367, page 272 and Book 10322, page 682 and Book 10753, page 275, Appointments of successor trustees of record in Instrument No. 20000714-0069922 and 20050815-0096130; Joinder agreement(s) of record in Book 6691, page 308 and Book 6691, page 314; Assignment of developer's rights of record in Book 10836, page 280; Articles of Incorporation/ Charter of record in Book 6870, page 491; Easement for right of way of record in Book 6599, page 291 and Book 6651, page 23; Easement for TVA of record in Book 1224, page 253; Book 1237, page 944; Book 1298, page 133 and Book 1303, page 25; Easement for ingress/ egress of record in Book 5071, page 277; Easement for telephone of record in

Book 4077, page 604; Easement(s) for Comcast Cable Communications Managements LLC, of record in Instrument No. 20101206-0096761 and Instrument No. 20190628-0062924; Stormwater detention agreement of record in Book 6551, page 765; Conveyance of common areas in Book 4991, page 931 and as corrected in Book 4993, page 788; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 135 Lake Chateau Dr., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 10th day of October, 2019.

Halina S. Biddle

Halina S. Biddle

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, Halina S. Biddle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this 10th day of October, 2019.

Polly E Lavit

Notary Public
My Commission Expires: _____

File No.: 30394

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022