Karen Johnson Davidson County
Batch# 539962 DEEDWARR
12/22/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20201222-0151942

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 208,000.00

Affiant

Subscribed and Sworn before me this 18th day of December , 2020.

Notary Public
My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Michelle Trombley 264 Lake Chateau Drive, Nashville, TN 37076	~~The same~~ Bond Mortgage, LLC 318 Seaboard Lane, Ste 310 Franklin TN 37067	097-08-0A-098.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Tyler Buell, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Lynn Trombley, an unmarried woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit S-2 on the Plan of Lake Chateau of record in Plat Book 6250, Page 607 through 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 and 275, Book 11012, page 495, Book 475, page 743, Book 5819, page 432 and in Instrument No. 20050815-0096130, said Register's Office.

Being the same property conveyed to Andrew Tyler Buell, a single man, by deed from Kathie L. Barge, formerly known as Kathie L. Farris, A married woman dated 05/03/2016 recorded 05/11/2016 in Instrument No. 20160511-0046855. Register's Office of Davidson County.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2020

Andrew Tyler Buell

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, Andrew Tyler Buell, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2020.

Notary Signature

My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 herewith 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021