Karen Johnson Davidson County
Batch# 632911 DEEDWARR
05/11/2021 09:21:21 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210511-0063022

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Haley Alexandra Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2021-0702

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Alexandra Hawkins	Same	097-08-0A-029.00-CO
(NAME)	(NAME)	
126 Lake Chateau Drive		
(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, WE, **Levi Andrews and wife, Lindsey Andrews,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Alexandra Hawkins, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAIVDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. E-5, together with Carport designated 29, on the plan of Lake Chateau Condominiums, of record in Plat Book 6250, Page 607-610, as Amended in Book 7025, Page 380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Levi Andrews and wife, Lindsey Andrews by Warranty deed from Debra F. Witt, Trustee of the Debra F. Witt Revocable Trust dated July 23, 2019 of record in Instrument No. 20210129-0013692 Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on January 29, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 607 through 610, inclusive, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and amended in Book 11012, Page 495, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Condominiums of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 4756, Page 743, Book 6691, Page 314, Book 7367, Page 272, Book 10322, Page 682, Register's Office for Davidson County, Tennessee. Charter for Lake Chateau HOA of record in Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee.

This property, known as 126 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 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/our hand(s) this 7th DAY OF May, 2021.

Levi Andrews

Lindsey Andrews

STATE OF Tennessee

COUNTY OF Daivdson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Levi Andrews and wife, Lindsey Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024