21-3153

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 633031 DEEDWARR
05/11/2021 10:59:54 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210511-0063225

DM-SB-ARE-21-158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin English	**New Owner**	
(NAME) **158 Lake Chateau Drive**	(NAME)	**097 08 0A 043.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **SUSAN DIANE SLOAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN ENGLISH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-1, on the Condominium Plat of Lake Chateau, as shown on plat of record in Plat Book 6250, Pages 607-610, corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Diane Sloan, unmarried, by Warranty Deed from Paulette Freeland Culpepper, unmarried, of record in Instrument No. 20171120-0119102, in the Register's Office of Davidson County, Tennessee, dated November 15, 2017 and recorded on November 20, 2017.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lake Chateau, as recorded in Plat Book 6250, Page(s) 607-610, corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Lake Chateau, as recorded in Plat Book 4675, Page(s) 41-44 as amended in Book 5050, Page 2-4.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lake Chateau, Section One, of record in Book 4756, Page 743 as amendment to Bylaws recorded in Book 5708, Page 781; Book 5718, Page 988; as amended in Book 5819, Page 432; Book 6639, Page 458; Book 6691, Page 308; Book 6691, Page 314; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; Book 11012, Page 495 and Assignment of Development Rights recorded in Book 10836, Page 280; also subject to easements, rights and interests 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 building thereon.

- Easement for Grant of Transmission Line, recorded in Book 1224, Page 253; Book 1237, Page 94; Book 1298, Page 133 and Book 1303, Page 25.

- Easement for Right of Way, recorded in Book 6599, Page 291; Book 6651, Page 23.
- Easement recorded in Book 4077, Page 604; Book 4914, Page 466; Book 5071, Page 277; Instrument Nos. 20101206-0096761 and 20190628-0062924.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 6551, Page 765.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **158 Lake Chateau Drive, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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 the 30th DAY OF APRIL, 2021.

Susan Diane Sloan

Susan Diane Sloan

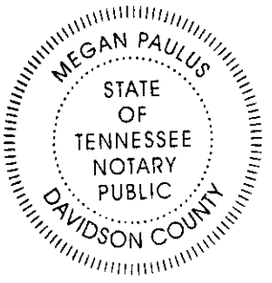
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of April, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212