STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Rachel Whitener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G22-17236



Karen Johnson Davidson County
Batch# 929369 DEEDWARR
10/13/2022 01:15:53 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20221013-0112406

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimmette Whitener 1222 Chickadee Circle Hermitage, TN 37076	New Owner	97-8-A-125 CO

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Donnie Reed and Shelia Reed, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimmette Whitener, an unmarried person,** 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:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. W-5, as established by Master Deed Establishing a Horizontal Property Regime of Lake Chateau, Section One, of record in Book 4756, Page 743; as amended in Book 5708, Page 781; as further amended in Book 5718, Page 988; as further amended in Book 5819, Page 432; as further amended in Book 6639, Page 468; as further amended in Book 6691, Page 308; as further amended in Book 6691, Page 314; as further amended in Book 7025, Page 380; as further amended in Book 7367, Page 272; as further amended in Book 10322, Page 682; as further amended in Book 10753, Page 271; as further amended in Book 10753, Page 275; as further amended in Book 10836, Page 280; as further amended in Book 11012, Page 495; and as further amended in Instrument No. 20050815-0096130, all in the Register's Office for Davidson County, Tennessee, as shown on plat of the same of record in Plat Book 6250, Pages 607-610, an amendment of Plat Book 4675, Page 43, to which plat specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Lake Chateau, Section One, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat of record in Plat Book 6250, Pages 607-610, an amendment of Plat Book 4675, Page 43, and Bylaws appended to said Master Deed, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Donnie Reed and Shelia Reed, husband and wife by Deed dated July 25, 2022 from Charley D. Swallows, an unmarried man, recorded July 27, 2022, in Instrument Number 20220727-0085729, Register's Office of Davidson County, Tennessee and Scrivener's Affidavit of record by Instrument No. 20220908-0100918, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 306 Lake Chateau Drive, Nashville, TN 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 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. Whenever 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 30th day of September, 2022.

Donnie Reed

Shelia Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Donnie Reed and Shelia Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR 11 2024

Notary Signature
My commission expires: 6/11/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066