Karen Johnson Davidson County
Batch# 1032312 DEEDWARR
07/31/2023 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20230731-0058641

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($305,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED (BEING THE SAME PERSON ALSO KNOWN AS W. CASEY REED), A MARRIED PERSON ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RUTH A. SANDERS, unmarried woman, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, and being Unit D-5 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, recorded as Plat Book 6520, Pages 607-610, and as of record in Book 6639, Page 468, together with Joinder Agreements of record in Book 6691, Page 308-314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, all in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to W. Casey Reed, by Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee, dated June 6, 2005, and of record in Instrument No. 20050613-0067036, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Walker Casey Reed, by Quitclaim Deed from Stephanie Marie Mouton Reed, dated July 15, 2011, and of record in Instrument No. 20111109-0087755, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on plat of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, Book 10753, Page 271, and Book 10753, Page 275, all in the Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Establishing a Horizontal Property Regime of Lake Chateau (Section One) recorded Book 4756, Page 743, as amended by Amendment to Master Deed of record in Book 5819, Page 432, and further amended in Amended and Restated Master Deed, Declaration of Covenants and Restrictions of record in Book 6639, Page 468, and Joinder Agreements to Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions of Lake Chateau Homeowners' Association of record in Book 6691, Page 308 and Book 6691, Page 314, and corrected by Correction of Plat, and Incremental Development First Annexation Amendment to Amended and Restated Master Deed, Declaration of Covenants, Conditions, and Restrictions of Lake Chateau Homeowners' Association of record in Book 7025, Page 380, and further amended in Amendment to Amended and Restated Master Deed, Declarations of Covenants, Conditions, and Restrictions of record in Book 10322, Page 682, and further corrected by Correction of Plat, and Incremental Development Second Annexation Amendment to Amended and Restated Master Deed, Declaration of Covenants, Conditions, and Restrictions of Lake Chateau Homeowners' Association of record in Book 10753, Page 271, and further corrected by Correction of Plat, and Incremental Development Third Annexation Amendment to Amended and Restated Master Deed, Declaration of Covenants, Conditions, and Restrictions of Lake Chateau Homeowners' Association of record in Book 10753, Page 275, and further amended by Amendment of Plat and Incremental Development Fourth Annexation Amendment to Amended and Restated Master Deed, Declaration of Covenants,

Conditions and Restrictions of Lake Chateau Homeowners' Association of record in Book 11012, Page 495, and By-Laws of record in Book 5708, Page 781, and amended in Book 5718, Page 988, and Assignment of Development Rights Designation of Developer of Lake Chateau Condominiums of record in Book 10836, Page 280, all in the Register's Office of Davidson County, Tennessee.

3. Agreement of Easement of record in Book 5071, Page 277, in the Register's Office of Davidson County, Tennessee.

4. Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20101206-0096761, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement in favor of Comcast Cable Communications Management, LLC, of record in Instrument No. 20190628-0062924, in the Register's Office of Davidson County, Tennessee.

6. Right of Way Easement in favor of South Central Bell Telephone Company of record in Book 6651, Page 23, in the Register's Office of Davidson County, Tennessee.

7. Option for Right-of-Way Easement in favor of South Central Bell Telephone Company of record in Book 6599, Page 291, in the Register's Office of Davidson County, Tennessee.

8. Storm Water Detention Agreement in favor of The Metropolitan Government of Nashville and Davidson County of record in Book 6551, Page 765, in the Register's Office of Davidson County, Tennessee.

9. Charter of Lake Chateau Homeowners' Association, Phases I, II and III of record in Book 6870, Page 491, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee further warrants that the property herein conveyed is investment property and is not, nor has it ever been, the principal residence of the Grantor or Grantor's spouse.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2023.

Walker Casey Reed

WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY 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 and official seal at office in said County this 26th day of July, 2023.

NOTARY PUBLIC

KAREN S. SEALS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires: 5/20/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of July, 2023.

KARLA LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

NOTARY PUBLIC

My commission expires: 10-7-2023

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Map & Parcel No: 097-08-0A-023-00

ADDRESS OF NEW OWNERS:
RUTH A. SANDERS
121 LAKE CHATEAU DR.
NASHVILLE, TN 37076

SEND TAX BILLS:
ACADIA, LLC
306 NORTHCREEK BLVD, SUITE 100
GOODLETTSVILLE, TN 37072

Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 7.27.2023 (date of document).

Affiant Signature

7.27.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25