Instr:20000803007697 7 Page: 1 OF 2
REC'D FOR REC 08/03/2000 10:09:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Billie B. Roney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of August, 2000.

Notary Public

My Commission Expires: 1/18/01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Billie B. Roney
183 Brooke Castle
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 075-08-0-A-081.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **E.W. Wilkerson and Harry D. Bass** hereinafter referred to as Grantors, hereby transfers and conveys to **Billie B. Roney** hereinafter referred to as Grantees, their heirs and assigns a 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. 183 in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being part of the same property conveyed to E. W. Wilkerson and Harry D. Bass, by deed from Brookcastle L.L.C. of record in Book 11350, page 19, Register's Office for Davidson County, Tennessee.

Said Property is NOT the Grantors principal residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The of Plan of record in Book 6250, page 627, amended in Book 6686, page 905, and Book 6727, page 762, Register's Office for Davidson County, Tennessee.

Easement for retention basin of record in Book 6513, page 857, said Register's Office.

Easement for sewer/water of record in Book 4106, pages 812 and 816, said Register's Office.

HOA Charter of record in Book 6519,page 739, and Book 7570, page 312, and Book 7866, page 374, said Register's Office.

Quitclaim Deed of Common Area of record in Book 6883, page 759, said Register's Office.

Storm Water Detention Agreement of record in Book 6634, page 229, said Register's Office.

Restrictive covenants, Declaration of Covenants, Conditions and Restrictions contained in instrument in Book 10007, page 272, and Book 10093, page 527, said Register's Office.

Master Deed of record in Book in Book 6519, page 747, said Register's Office.

By-Laws of record in Book 6519, page 768, said Register's Office.

Upper and lower Ripanan Rights to Scotts Hollow Branch.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 183 Brooke Castle, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of August, 2000.

E.W. Wilkerson

Harry D. Bass

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.W. Wilkerson and Harry D. Bass, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2000.

Notary Public

11/18/01
My Commission Expires

02186-BW