Davidson County DEEDWARR
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Fees:11.00 Taxes:295.63
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of December, 2000.

Notary Public

My Commission Expires: 11-18-01

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:
Erin E. Edwards
212 Brooke Castle Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 075-08-0-A-0109.00CO

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 **Erin E. Edwards, unmarried** 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:

Being all of Unit No. 212, in a Horizontal property Regime of Brooke Castle Condominiums, of record in Plat Book 6250, page 627 and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being a portion of the same property conveyed to E.W. Wilkerson and Harry D. Bass by Warranty Deed from Brookecastle, LLC. of record in Book 11350, page 19 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

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

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

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

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

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

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

Restrictive covenants contained in an instrument of record in Book 10007, page 272 and in Book 10093, page 527, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6519, page 747, Register's Office for Davidson County, Tennessee.

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

Upper and Lower Ripanan Rights to Scott Hollow Branch

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

This is improved property known as 212 Brooke Castle 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 **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 21st day of December, 2000.

E. W. Wilkerson

E.W. Wilkerson

Harry D. Bass

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, and Harry D. Bass, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2000.

Notary Public

11-18-01

My Commission Expires

02609-BW