Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-05-5868

Davidson County DEEDWARR
Recvd: 09/27/05 10:05 2 pgs
Fees:13.00 Taxes:284.90

20050927-0115735

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Aaron T. Caldwell
Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2005.

Lisa B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

B. MITCHELL NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Aaron T. Caldwell	E. W. Wilkerson	
(NAME)	(NAME)	
201 Brooke Castle Drive	4811 Lebanon Road	75-8-A 104.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. W. WILKERSON, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AARON T. CALDWELL, UNMARRIED, hereinafter called the Grantees, their heirs 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. 201, on the Horizontal Property Regime of Brooke Castle Condominiums, of record in Plat Book 6250, page 627; and as Amended in Plat Book 6727, page 762, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

The premises herein insured is a condominium apartment established pursuant to the provisions of Tennessee horizontal Property Act as the same is set out in Section 66-27-101, et seq.;, of Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums of record in Book 6250, page 627; and in Book 6727, page 762, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to E. W. Wilkerson by Quitclaim Deed from E. W. Wilkerson and Harry D. Bass, of record at Instrument No. 20040414-0041895; and at Instrument No. 20031218-0180242, Register's Office of Davidson County, Tennessee; and also being a portion of the same property previously conveyed to E. W. Wilkerson and Harry D. Bass by Warranty Deed from Brookcastle, L.L.C., executed on February 18, 1999, of record in Book 11350, page 19, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6250, page 627; Book 6727, page 762; and in Book 1007, page 272, Register's Office of said County. Subject to By-laws, of record in Book 6519, page 768, Register's Office. Subject to Retention Basin Agreement Easement, of record in Deed Book 6573, page 857, of the said Register's Office. Subject to Storm Water Detention Agreement Easement, of record in Deed Book 6634 page 229, of the said Register's Office. Subject to Cumberland Water Easement, of record in Deed Book 4106, pages 812 and 816, said Register's Office.

THIS PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF E. W. WILKERSON.

unimproved ( )
This is improved (X) property, known as 201 Brooke Castle Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 23rd day of September, 2005.

E. W. Wilkerson
E. W. Wilkerson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. W. Wilkerson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 23rd day of September, 2005.

My Commission Expires: 6-17-07

Katie B. Mitchell
Notary Public

KATIE B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW