File No. 260101411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/06 10:41 2 pg:
Fees:13.00 Taxes:229.03

20060216-0018799

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ratzlaff	James Ratzlaff	Map 075-08-0A
(NAME) 163 Brooke Castle Drive	(NAME) 163 Brooke Castle Drive	Parcel 057.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBY ACKNOWLEDGED, I, **Jon E. Brown, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ratzlaff and wife, Cynthia Ratzlaff,** 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:

A certain Condominium unit in Davidson County, Tennessee described as follows: Unit No. 163 in a Horizontal Property Regime of Brooke Castle Condominium of record in Plat Book 6250, Page 627, as amended in Book 6680, Page 905 and re-recorded in Book 6727, Page 762; Revised in Plat Book 6250, Page 691, and as amended in Book 6919, Page 671, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Jon E Brown by Warranty Deed dated June 20, 2003 of record in Instrument No. 200306240086929, and re-recorded in Instrument No. 200308290125988, Register's Office for Davidson County, Tennessee.

Home Owner's Association Charter of record in Record Book 6519 page 739, Record Book 7570 page 312, and further recorded in Record Book 7866 page 374, said Register's office. Retention Basin Easement of record in Record Book 6513 page 857, said Register's office. Storm Water Detention Agreement of record In Record Book 6634 page 229, said Register's office. Quitclaim Deed to Home Owners Association for Common Area of record in Record Book 6883 page 759, said Register's office. Easements to Cumberland Water Company of record in Record Book 4106 pages 812 and 816, said Register's office. Subject to plat of record in Record Book 6250 page 691 and corrected in Record Book 6919 page 571, said Register's office of Wilson County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 163 Brooke Castle Drive, Hermitage, TN 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 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/our hand(s) this 15th day of February, 2006.

Jon E Brown

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jon E. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

File Number: 260101411

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122