Davidson County DEEDWARR
Recvd: 08/23/06 11:08 2 pgs
Fees:13.00 Taxes:222.00

20060823-0103845

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$60,000.00
| Kathy D. Barker
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF August, 2006.
| Michelle W. Locke
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11/30/09
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MICHELLE W. LOCKE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles B. & Amanda R. Lawler<br>167 Clarendon Circle<br>Franklin, TN 37067 | Same | Map 75-08, Group A<br>Parcel 21 |

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, we,

**Joseph A. McNamee, married**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Charles B. Lawler and wife, Amanda R. Lawler**

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:

THE FOLLOWING DESCRIBED LAND SITUATED IN HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO-WIT:

A CERTAIN CONDOMINIUM UNIT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 120, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF BROOKE CASTLE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 627, AND AMENDED IN BOOK 6727, PAGE 762, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH A. MCNAMEE BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED MAY 2, 1991, AND OF RECORD IN BOOK 8346, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is not nor has ever been the principal residence of the Grantor herein.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 672, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums, of record in Book 6519, Page 747, and Charter of record in Book 6519, Page 739, and amended in Book 7570, Page 312, and Book 7866, Page 374, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6519, Page 747, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 120 Brook 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 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 our hand(s) this 17th day of August, 2006.

Joseph A. McNamee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph A. McNamee, with whom I am personally acquainted, (or who 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, at office, this 17 day of August, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076