# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/06 11:54 2 pg
Fees:13.00 Taxes:259.00

20061114-0141289

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) GAIL C. VICTORY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires OCT. 24, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Nations Title Agency of Tennessee, Inc. – Smyrna
10579 Cedar Grove Road, Suite 140
Smyrna, TN 37167

06TN03201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian W. Davis | America's Wholesale Lender | 075-08-0-A-014.00 |
| (NAME) | (NAME) | |
| 113 Brooke Castle Drive, #113 | 2375 Glenville Drive, RGV-B-195 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Richardson, TX 75082 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Mid-State Brokerage, Inc., trustee of the 113 Brooke Castle Drive Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian W. Davis, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Hermitage, County of Davidson, State of Tennessee, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 113 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, page 905 (re-recorded in Book 6727, page 762), as amended in Book 6250, Page 691, as corrected in Book 6919, page 571, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mid-State Brokerage, Inc. trustee of the 113 Brooke Castle Drive Trust, by Quitclaim Deed from Janice J. Linder, married, dated October 28, 2006 and recorded November 6, 2006 in Instrument No. 20061106-0137772, and being the same property conveyed to Janice J. Linder, married, by Quitclaim Deed from Mid-State Brokerage Development, Inc., Trustee for The 113 Brooke Castle Drive Trust, dated July 6, 2005 and recorded July 6, 2005 in Instrument No. 20050706-0077505, and being the same property previously conveyed to 113 Brooke Castle Drive Trust by Special Warranty Deed from Secretary of Veterans Affairs, dated October 13, 1994, and recorded October 17, 1994, in Book 9494, Page 854, Register's Office for Davidson County, Tennessee. Abstract of Amendment to Declaration of Trust filed on April 1, 1998, in Book 10863, Page 940.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 113 Brooke Castle, # 113, Nashville, TN 37207

(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 hand this 10th day of November, 2006.

MID-STATE BROKERAGE INC. 113 BROOKCASTLE TRUST TRUSTEE

**Mid-State Brokerage Inc., trustee of the 113 Brooke Castle Drive Trust,**
**by Edward Linder – President**

**STATE OF TENNESSEE**
**COUNTY OF ~~SUMNER~~** Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Edward Linder** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **President** respectively of the **Mid-State Brokerage Inc., trustee of the 113 Brooke Castle Drive Trust** the within named bargainor, and corporation, and that **Edward Linder** as such **President** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Edward Linder** as such **President**.

Witness my hand and official seal at office at Mount Juliet, Tennnessee on this the 10th day of November, 2006.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

**RETURN TO:**

Nations Title Agency of Tennessee, Inc. – Smyrna
10579 Cedar Grove Road, Suite 140
Smyrna, TN 37167