File No. 270800685

# WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: April 2009

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/28/07 11:25 2 pgs
Fees:13.00 Taxes:148.00
20070828-0103157

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Nevans | Countrywide Home Loans, Inc. | Map 075-08-0A-056.00 |
| (NAME) 153 Brooke Castle Dr. | (NAME) 2021 N. Gallatin Rd., Ste, 280 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Madison, TN 37115 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Gary P. Perdue, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Nevans, an unmarried man and Glenda Bramblett, an unmarried woman, Tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 153, Condominium Plat Brooke Castle Planned Unit Development, as of record in Plat Book 6250, Page 627 and corrected in Book 6680, Page 905 and rerecorded in Book 6727, Page 672, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary P. Perdue, unmarried by deed from Mark S. Ensor and wife, Johnnie K. Ensor of record in Instrument number 20050719-0083735 and filed for record on July 19, 2005, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 627 and Certificate of correction in Plat Book 6680, page 905 and Plat Book 6727, page 762, Register's Office of said County.

Utility Easement as shown of record in Deed Book 4106, Pages 812 and 816; Retention Basin Easement in Book 6513, page 857; Stormwater easement in Book 6634, page 229, Register's Office for said County.

Master Deed for Brooke Castle Condo HOA as shown of record in Book 6519, Page 747, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6519, Page 739; Book 7570, page 312 and Book 7866, page 374; Quitclaim to HOA for common area in Book 6883, page 579, Register's Office for said 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 153 Brooke Castle Dr., 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 24th day of August, 2007.

Gary P. Perdue

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 Gary P. Perdue, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of August, 2007.

Commission expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

**File Number: 270800685**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 102
Mt. Juliet, TN 37122