File No. 271200869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,700.00

Rhonda Dinning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/02/08 11:06 2 pgs
Fees:13.00 Taxes:313.39
20080102-0000260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Dinning	Rhonda Dinning	075080A109.00 CO
(NAME) 212 Brooke Castle Dr.	(NAME) 212 Brooke Castle Dr.	
(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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Vivian Boyles, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Dinning, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of unit No. 212, in a Horizontal Property Regimes of Brooke Castle Condominiums, of record in Plat Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Vivian Boyles by Warranty Deed from Erin E. Edwards of record in Instrument No. 20050810-0094905, Register's Office for Davidson County, Tennessee dated August 8, 2005.

Subject to all matters as set forth per Plat Book 6250, Page 627, amended in Book 6727, Page 762, Register's Office of said County.

Master Deed and Bylaws of record in Book 6519, Page 747, said Register's Office.

HOA Charter of record in Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, said Register's Office.

Retention Basin of record in Book 6513, Page 857, said Register's Office.

Storm Water Detention Agreement of record in Book 6634, Page 229, said Register's Office.

Quitclaim to HOA for common area of record in Book 6883, Page 759, said Register's Office.

Easement to Cumberland Water Company of record in Book 4106, Page 812 and in Book 4106, Page 816, said Register's Office.

Taxes for the year 2008, and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 212 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 GRANTEE(S), HER 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), HER 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 31st day of December, 2007.

Vivian Boyles

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Vivian Boyles, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/31/2007.

Witness my hand at office this 31st day of December, 2007.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 271200869

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027