File No. 280101022

WARRANTY DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Deborah K. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 02/19/08 10:55 2 pgs
Fees:13.00 Taxes:277.13

20080219-0015740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah K. Pearson	Deborah K. Pearson	075-08-0A-43.00CO
(NAME) 143 Brooke Castle Drive	(NAME) 143 Brooke Castle Drive	
(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, **James Reed Miller, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah K. Pearson, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 143, 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 Registers Office for Davidson County, Tennessee.

Being the same property conveyed to James Reed Miller, unmarried by Warranty Deed dated March 24, 1998 from Jeanette Kellogg, a widow, and filed of record in Book 10871, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years, a lien not yet ascertainable, due or payable. Subject to Master Deed and By-Laws filed of record in Book 6519, Page 747, said Register's Office. Subject to all matters as set forth per Plat Book 6250, Page 627, as corrected by surveyors certificate of correction filed of record in Book 6727, Page 762, Register's Office of 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 143 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 hand this 15th day of February, 2008.

James Reed Miller

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 James Reed Miller, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280101022

RETURN TO:

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