Davidson County DEEDWARR
Recvd: 07/02/08 08:08 2 pgs
Fees:13.00 Taxes:295.63

20080702-0068077

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2008.

NOTARY PUBLIC: Donna C. Pionk
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

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
Jeffrey Jr. and Suzan Ethridge 206 Brooke Castle Drive Hermitage, TN 37076	New Owner	Map 75.08 Group A Parcel 108

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,

E. W. Wilkerson, married

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

Jeffrey Ethridge, Jr. and wife, Suzan Ethridge

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:

Unit No. 206, in a Horizontal property Regime of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, and as amended by instrument to 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 E. W. Wilkerson and Harry D. Bass by deed from Brookcastle, LLC dated February 18, 1999, of record in Book 11350, Page 19, Register's Office for Davidson County, Tennessee. Property now vests in E. W. Wilkerson by Quitclaim deed from E. W. Wilkerson and Harry D. Bass dated December 12, 2003 of record in Instrument Number 20031218-0180242, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 627, and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Brook Castle Condominiums, of record in Book 6519, Page 747, and amended in Book 6727, Page 762, Charter of record in Book 6519, Page 739, amended in Book 7570, Page 312, and in 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.
3) Property is subject to easement for common/open areas to Brooke Castle HOA in Book 6883, Page 759, said Register's Office.
4) 2008 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **206 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 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 my hand(s) this 30 day of June, 2008.

E. W. Wilkerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, E. W. Wilkerson, married, 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 30 day of June, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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