Davidson County DEEDWARR
Recvd: 07/09/08 08:20 2 pgs
Fees:13.00 Taxes:294.15

20080709-0070286

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

X Emma J Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2008.

Susan Frensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN FRENSLEY NEWTON COUNTY OF DAVIDSON

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
Emma J. Johnson 196 Brooke Castle Drive Hermitage, TN 37076	New Owner	Map 75.08 Group A Parcel 93

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,

The Harry Bass Family Partnership, LP a/k/a The Don Bass Family Partnership, LP

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

Emma J. Johnson, unmarried

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. 196, IN A HORIZONTAL PROPERTY REGIME 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 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 THEN CONVEYED TO DON BASS FAMILY PARTNERSHIP, LP BY QUITCLAIM DEED FROM E. W. WILKERSON AND HARRY D. BASS DATED DECEMBER 12, 2003, OF RECORD IN INSTRUMENT NUMBER 20031218-0180241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN HARRY D. BASS FAMILY PARTNERSHIP LP BY QUITCLAIM DEED FROM E. W. WILKERSON AND HARRY D. BASS, DATED DECEMBER 31, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20040414-0041893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as shown in Plat Book 6250, Page 627, and Surveyors Certificate of correction 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 Brooke Castle Condominiums, of record in Book 6519, Page 747, and Surveyors Certificate of correction in Book 6727, Page 762, 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, said Register's Office.
3) Property is subject to restrictive covenants of record in Book 6519, Page 747, amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charter of record in Book 6519, Page 739, amended in Book 7570, Page 312, and in Book 7866, Page 374, said Register's Office.
5) Property is subject to easement for common/open areas to Brooke Castle H.O.A. in Book 6883, Page 759, said Register's Office.
6) 2008 taxes and subsequent years.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **196 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 26th day of June, 2008.
The Harry Bass Family Partnership a/k/a Don Bass Family Partnership, LP

Harry D. Bass General Partner
By: Harry D. Bass, General Partner

Harry D. Bass Limited Partner
Harry D. Bass, Limited Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Harry D. Bass** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the **General Partner and Limited Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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