Davidson County DEEDWARR
Recvd: 09/23/08 10:59 2 pgs
Fees:13.00 Taxes:273.43
20080923-0096777

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of September, 2008.

Notary Public

Commission Expiration: 7.25.12

RYAN A. RAPOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**ADDRESS OF NEW OWNER:**
**Andrew S. Jeffery**
**164 Brooke Castle Dr**
**Hermitage, TN 37076**

**SEND TAX BILLS TO:**
GATEWAY FUNDING
300 WELSH RD BLDG 5
HORSHAM, PA 19044

**MAP-PARCEL:**
**075080A06100CO**

# WARRANTY DEED

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,

**Jessica L. Vaught n/k/a Jessica L. Hudson, Married****

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Andrew S. Jeffery, 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:

Land in Davidson County, Tennessee, being Unit No. 164 on the Plan of Brooke Castle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, of record in Plat Book 6250, page 627, as amended in Book 6680, page 905, and re-recorded in Book 6727, page 762, and as Established by a Master Deed of Brooke Castle Condominiums of record in Book 6519, page 747, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jessica L. Vaught, unmarried by deed from Stephanie Rene Schritenthal and husband, Ryan Schritenthal of record in Instrument No. 20060727-0090703, Register's Office of Davidson County, Tennessee, dated July 24, 2006.

****William Barry Hudson III, spouse of Jessica L. Hudson, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations;

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **164 Brooke Castle Dr, Hermitage, TN 37076.**

**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 this 19th day of September, 2008.

Jessica L. Vaught n/k/a Jessica L. Hudson

**William Barry Hudson III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica L. Vaught n/k/a Jessica L. Hudson and William Barry Hudson III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of September, 2008.

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. T.S.C.
WILSON COUNTY

Notary Public

Commission Expiration: