File No. 281100055

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

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

Thomas Alan Harvill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2008.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/03/08 14:52 3 pgs
Fees:18.00 Taxes:277.13
20081203-0117423

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Alan Harvill	Guaranty Trust Company	Map 075-08-0A-027.00
(NAME) 127 Brooke Castle Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(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, **Patrick Neal Gamble**, married hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Alan Harvill, unmarried**, hereinafter called the grantee(s), HIS 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. 127 on the Condominium Plat of Brooke Castle Condominiums Planned Unit Development, as of record in Plat Book 6250, Page 627 and amended in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Patrick Neal Gamble by Warranty Deed from Marcia E. Flynn Highers and husband, Van Highers of record in Book 9335, Page 700 on April 24, 1994 and filed for record on May 5, 1994, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Neal Gamble by Warranty Deed from Marcia E. Flynn Highers and husband, Van Highers of record in Book 9335, Page 700 on April 24, 1994 and filed for record on May 5, 1994, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 627, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6727, Page 762, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.

Subject to Charter and Articles of Amendment of Homeowner's Association as shown of record in Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, Register's Office for Davidson County, Tennessee.

Subject to Utility Easement of record in Book 4106, Page 812, Register's Office for Davidson County, Tennessee.

Subject to Utility Easement of record in Book 4106, Page 816, Register's Office for Davidson County, Tennessee.

Subject to Retention Basin Easement of record in Book 6513, Page 857, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Easement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee.

This property is not a marital residenceand as such is not subject to any homestead, dower or other marital interest as contenplated by T.C.A. 260-2-307 or other similar statute.

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 127 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), HIS 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), HIS 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 26th day of November, 2008.

Patrick Neal Gamble

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 Patrick Neal Gamble 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/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 11-28-09

Notary Public

File Number: 281100055

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

My Commission Expires: 6-27-2011

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