NEW OWNER:

JAMES H. NEVANS and GLENDA BRAMBLETT
410 Five Oaks Blvd.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-1460

Map 075
Group 08 0A
Parcel 017.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/11/08 09:09 3 pgs
Fees:18.00 Taxes:216.45
20081211-0119304

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Eight Thousand Five Hundred and 00/100 Dollars ($58,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHANNON D. STEELE, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES H. NEVANS and GLENDA BRAMBLETT**, ("Grantee"), as joint tenants with right of survivorship, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 119 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, of record in Book 6250, Page 627, and Book 6250, Page 691, as amended by Surveyor's Certificate of Correction in Book 6680, Page 905, re-recorded in Book 6727, Page 726, and Book 6919, Page 571, Register's Office for Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle Condominiums of record in Book 6519, page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Shannon D. Steele, unmarried, by deed from Randy K. Kastendieck, dated June 10, 2008, and of record as Instrument No. 20050616-0068909, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **119 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 691, amending Book 6250, Page 627, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 10th day of December, 2008.

Shannon D. Steele
SHANNON D. STEELE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHANNON D. STEELE, unmarried**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2008.

JoAnn Aulds
NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$58,500.00** .

AFFIANT

Sworn to and subscribed to before me this 10th day of December, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JOANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY