WARRANTY DEED

ET-10-1769

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 07-17-11
(AFFIX SEAL)

BEVERLY J. HEATHLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda L. Nelson	Linda L. Nelson	
160 Brookecastle Drive (ADDRESS)	160 Brookecastle Drive (NAME) (ADDRESS)	78-8A-63.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORI L. LEONARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA L. NELSON AND JOHNNY L. NELSON, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 160, PLAN OF BROOKE CASTLE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905, re-recorded in Book 6727, Page 762, as established under Master Deed of record in Book 6519, Page 747, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lori L. Leonard, unmarried, by Warranty Deed from Tammy Jansen Robison and husband, Steven Albert Robison, recorded on the 8th day of March 2000, in Instrument No. 200003080024072, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BROOKE CASTLE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 627, and as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762; and to Charter of Homeowners Association, recorded in Book 6519, Page 739, Book 7570, Page 312 and Book 7866, Page 374; and to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BROOKE CASTLE of record in Book 6519, Page 747; also subject 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 building thereon; and to Quitclaim Deed for Common Area, recorded in Book 6883, Page 759, ALL in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 160 Brookecastle Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20100027493 DEEDWARR
Recvd: 05/07/10 11:41 2 pgs
Fees:13.00 Taxes:225.70
20100507-0035010

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), their 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), 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/our hand(s) this 28th day of April, 2010.

Lori L. Leonard

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of April, 2010, before me personally appeared Lori L. Leonard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2010.

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520