Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John G. Dillon 192 Brooke Castle Drive Hermitage, TN 37076	Same as New Owner	Map:075-08-0A Parcel:095.00 CO
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Loretta A. Grouzis and Andreas Grouzis** ("Grantor") have bargained and sold, and hereby transfer and convey to **John G. Dillon, unmarried** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 192, on the Plan of Brooke Castle Condominiums, of record in Plat Book 6250, page 627, corrected in Brooke 6680, page 905 and re-recorded in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Reference to Master Deed of By-Laws is also hereby made in Book 6519, page 747, said Register's Office.

Being the same property conveyed to Loretta A. Grouzis and husband, Andreas Grouzis by deed dated 1/12/07 and of record in Instrument No. 20070117-0006865, Register's Office for Davidson County, Tennessee. Further being the same property Andreas Grouzis conveyed to Loretta A. Grouzis by deed dated 10/09/07 and of record in Instrument No. 20071010-0120357, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Subject to all matters as shown on subdivision plan of record in Book 6250, page 627, corrected in Book 6680, page 905, re-recorded in Book 6727, page 762, said Register's Office; Restrictions contained in Deed of record in Book 10007, page 272, said Register's Office; Storm Water Detention Agreement of record in Book 6634, page 229, said Register's Office; Retention Basin Easement of record in Book 6516, page 857, said Register's Office; Easement to Cumberland Water Company of record in Book 4106, page 812 and page 816, said Register's Office; Deed for Common Area to the Brooke Castle Homeowner's Association of record in Book 6883, page 759, said Register's Office; Charter of Brooke Castle Homeowner's Association of record in Book 6519, page 739, amended in Book 7570, page 312 and in Book 7866, page 374, said Register's Office; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 also including without limitations all conditions, 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; Taxes for the year 2010 are unpaid at the time of conveyance and were prorated between the Grantor and Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is *improved* property, known as *192 Brooke Castle Drive, Hermitage, TN 37076.*

BILL GARRETT, Davidson County
Trans:T20100029128 DEEDWARR
Recvd: 05/14/10 11:08 2 pgs
Fees:13.00 Taxes:296.00
20100514-0037336

EXECUTED this 12th day of May, 2010.

Loretta A. Grouzis

Andreas Grouzis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Loretta A. Grouzis, 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, this the 12th day of May, 2010.

Notary Public

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andreas Grouzis, 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, this the 12th day of May, 2010.

Notary Public

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of May, 2010.

NOTARY PUBLIC

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013