THIS DOCUMENT PREPARED BY [illegible]
[illegible]
Talbott Title & Escrow, LLC
5764 Old Hickory Boulevard
Ste. B
Hermitage, TN 37076
Telephone: 615.724.5277
File No. 10-2755

Please return to:
Main Street Title Inc.
3530 Central Pike, Ste 102A
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20100036972 DEEDWARR
Recvd: 06/17/10 13:31 2 pgs
Fees:13.00 Taxes:264.55
20100617-0047237

Property Address: 194 Brooke Castle Drive
Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JoAnn L. Dowd, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Borders, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 194, on the Condominium Site Plan of Brooke Castle Condominiums, a Horizontal Property Regime, and filed of record in Plat Book 6250, Page 627, as corrected in Plat Book 6680, Page 905, and in Plat Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete and accurate description of said lot.

Being the same property conveyed to JoAnn L. Dowd by Warranty Deed dated August 31, 2001 from E. W. Wilkerson and Harry D. Bass, and filed of record in Instrument No. 20010910-0097945, Register's Office for Davidson County, Tennessee.

This is improved property also known as 194 Brooke Castle Drive, Hermitage, TN 37076.

This conveyance is subject to: Master Deed, Restrictions and By-Laws filed of record in Book 6519, Page 747, and in Book 6519, Page 768; HOA Charter filed of record in book 6519, Page 739, as amended in Book 7570, Page 312, and in Book 7866, Page 374; Quitclaim Deed to HOA Conveying open area filed of record in Book 6883, Page 759; Subject to any and all matters on plan of record filed in Plat Book 6250, Page 627, as amended in Plat Book 6680, Page 905, and in Plat Book 6727, Page 762; all in the Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $71,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 14th day of June, 2009.

JoAnn L. Dowd {Seal}
JoAnn L. Dowd

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14th day of June 2010, before me the undersigned officer, personally appeared JoAnn L. Dowd, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $71,500.00.

Rose Trigger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SEND TAX STATEMENTS TO:

ASHLEY BORDERS
194 BROOKE CASTLE DR
HERMITAGE TN 37076

ADDRESS OF NEW OWNER:

ASHLEY BORDERS
194 BROOKE CASTLE DR
HERMITAGE TN 37076

Map & Parcel:
Map 75-08-0A
Parcel 090.00CO