STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Subscribed and sworn to before me, this 28th day of October, 2010

Affiant

My Commission Expires: 7-8-2013

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100068926 DEEDWARR
Recvd: 11/01/10 09:19 2 pgs
Fees:13.00 Taxes:212.75
20101101-0087046

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214
2440

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ROBERT A. PRANGE and wife, TAMELA PRANGE 155 BROOKE CASTLE DRIVE HERMITAGE, TN 37076 MAP & PARCEL NO. 075-08-0-A-051.00 CO	SAME

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,

THOMAS STEWART and wife, MARY STEWART,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ROBERT A. PRANGE and wife, TAMELA PRANGE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 155 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominium, of record in Book 6250, page 627, as amended in instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Stewart and Mary Stewart, husband and wife, by Warranty Deed from Audrey K. Russell and Christopher J. Russell, dated August 14, 2009, and filed of record on August 19, 2009, in Instrument No. 20090819-0077887, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2010, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 627 AS AMENDED IN BOOK 6727, PAGE 762; (C) MASTER DEED OF RECORD IN BOOK 6519, PAGE 747; (D) CHATER OF RECORD IN BOOK 6519, PAGE 739 AND BOOK 7570, PAGE 312 AND BOK 7866, PAGE 374; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 155 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, 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 HAND THIS 28TH DAY OF OCTOBER, 2010.

THOMAS STEWART

MARY STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2010, before me personally appeared Thomas Stewart, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

JAMIE L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7-8-2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2010, before me personally appeared Mary Stewart, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

DARLEY HANDWERKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

My Commission Expires: My Comm. Exp. 3-25-2012

Notary Public

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WARRANTY DEED

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