WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016032 DEEDWARR
Recvd: 03/18/11 08:11 2 pgs
Fees:13.00 Taxes:473.60
20110318-0021194

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiwania Y. Young	Wells Fargo Bank, NA	075-08-0A-113.00
(NAME)	(NAME)	
4805 Trenton Drive	12854 Kenan Drive, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, FL 32258-7400	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Billy Wilson and wife, Wilma Wilson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tiwania Y. Young, a single person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of REVISED PLAT, BROOKE CASTLE, Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, Page 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Billy Wilson and wife, Wilma Wilson by QuitClaim Deed dated December 4, 2006, from Dewey C. Slusher, Jr. and wife, Joan Lynn Slusher of record in Instrument No. 20061211-0152874, Register's Office for said County.

And previously being the same property conveyed to Dewey C. Slusher, Jr. and wife, Joan Lynn Slusher by Deed of record in Book 7881, Page 100, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 691, Register's Office of said County.

Easement to Cumberland Water Company of record in Book 4106, Pages 812 & 816, Register's Office of said County.

Easement for Retention Basin as shown of record in Book 6513, Page 857, Register's Office for said County.

Storm Water Detention Agreement of record in Book 6634, Page 229, Register's Office for said County.

Charter of the Homeowner's Association of record in Book 6519, Page 739, Book 7570, Page 312 and Book 7866, Page 374, Register's Office for Davidson County, Tennessee.

The Master Deed & By-Laws establishing a "Horizontal Property Regime" of Brooke Castle Condominiums, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4805 Trenton Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 9th day of March, 2011.

Billy Wilson

Billy Wilson

Wilma Wilson

Wilma Wilson

State of Tennessee
County of Wilson

Personally appeared before me Billy Wilson and Wilma Wilson, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2011.

Kimie Perry

Notary Public
My Commission Expires: June 5, 2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122