WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
David L. Spangler III	Mortgage Investors Group	075080A08100CO
(NAME)	(NAME)	
183 BROOKE CASTLE Drive, Condominium 183	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110032381 DEEDWARR
Recvd: 06/01/11 10:39 2 pgs
Fees:13.00 Taxes:295.63
20110601-0041648

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, **Janice K. Staggs, Trustee of The Billie B. Roney Irrevocable Trust U/A/D 11/11/2010**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David L. Spangler, III and Jessica L. Spangler, husband and wife**, 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 Unit No. 183, on the Condominium Plat of Brooke Castle, of record in Plat Book 6250, Page 627 and corrected in Book 6680, Page 905 and Book 6727, Page 762, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed for Brooke Castle Condominiums, a Horizontal Property Regime, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Billie B. Roney by Deed from E. W. Wilkerson and Harry D. Bass, dated 08/01/2000 and filed for record on 08/03/2000 in Instrument No. 20000803-0076977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Billie B. Roney Irrevocable Trust, Janice K. Staggs, Trustee, U/A/D 11/11/2010 by Deed from Billie B. Roney, dated 11/11/2010 and filed for record on 11/15/2010 in Instrument No. 20101115-0091036, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 627, Book 6680, Page 905, Plat Book 6250, Page 691, Book 6727, Page 762, Book 6919, Page 571, said Register's Office.

Restrictions of record in Book 10007, Page 272, said Register's Office.

Master Deed and By-Laws filed for record in Book 6519, Page 747, said Register's Office.

Easement for Trunk Sewer and Water Lines to Cumberland Water Company of record in Book 4106, Page 812, Book 4106, Page 816, said Register's Office.

Easement for Retention Basin to Patrick L. Vaden et. al. of record in Book 6513, Page 857, said Register's Office.

Stormwater Detention Agreement to Metro Government of Nashville of record in Book 6634, Page 229, said Register's Office.

Charter of the Homeowner's Association of record in Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 6883, Page 759, said Register's Office.

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 183 BROOKE CASTLE Drive, Condominium 183, 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 my hand this 31st day of May, 2011.

BILLIE B. RONEY IRREVOCABLE TRUST

Janice K. Staggs, Trustee

Janice K. Staggs
Trustee

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Janice k. Staggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of the Billie B. Roney Irrevocable Trust U/A/D 11/11/2010, the within named bargainor, an Irrevocable Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Irrevocable Trust, by the said Janice K. Staggs, as such Trustee.

Witness my hand and official seal this 31st day of May, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Return to:
Stewart Title Co.
13026 Lebanon Road
Mt. Juliet, TN 37122

File No.: 01288-2788
SMG TN Warranty Deed