BILL GARRETT, Davidson County
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20110830-0067014

SPECIAL WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Kalinowski Blackwell	Donna Kalinowski Blackwell	075080A00300CO
(NAME)	(NAME)	
815 Alex Way	815 Alex Way	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Doug Shafer, Executor under the Last Will and Testament of Mary Theresa Deloria, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donna Kalinowski Blackwell, a single woman**, 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 Unit No. 107 on the Condominium Plat of Brooke Castle, a Planned Unit Development, of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905 and Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and being further established by the Master Deed of 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 Mary Theresa Deloria, a widowed woman by Deed from Laura L. Fanning, an unmarried woman, dated 04/10/2003 and filed for record on 04/14/2003 in Instrument No. 20030414-0048994, rerecorded in Instrument No. 20030425-0055714, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument # 20110506-0035124, on May 6, 2011, Register's Office for Davidson County, Tennessee.

The said Mary Theresa Deloria died testate on 10/12/2010 , and under the provisions of her will, real estate including the property, is subject to administration by Doug Shafer, Executor as evidenced by the Last Will and Testament of Mary Theresa Deloria filed in Document No 10P1784, in the Probate Court Clerk's Office for Davidson County.

Easement for Trunk and Sewer and water Line of record in Book 4106, Page 812, and Record Book 4106, Page

816, Easement for Storm Water Detention Agreement in Record Book 6513, Page 857 Easement for Retention Basin in Record Book 6513, Page 857, and Master Deed and By-Laws in Record 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 107 BROOKE CASTLE Drive, HERMITAGE, TN 37076

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

On May 16, 2011, Grantor executed a previous deed conveying the property to Grantee, which deed was delivered to Grantee on such date at the closing of the sale of the property. Such deed has reportedly been lost and Grantor has been asked to sign this deed. Grantee took possession of the property on May 16, 2011. For all purposes, the conveyance of the property from Grantor to Grantee shall be effective as of May 16, 2011.

Witness my hand on this 27th day of August, 2011.

Douglas Shafer

Doug Shafer, Executor
(Also known as Douglas Shafer)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, Doug Shafer with whom I am personally acquainted and who proved himself to be the Executor under the Last Will and Testament of Mary Theresa Deloria, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Dated: August 27, 2011.

D JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D Jefferson Herring

Notary Public

My Commission Expires July 6, 2015

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167