BILL GARRETT, Davidson County
Trans:T20120011571 DEEDWARR
Recvd: 02/16/12 09:45 2 pgs
Fees:13.00 Taxes:192.40
20120216-0013569

ANTY 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 $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2012.

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
James Nevans	James Nevans	075080A03600CO
(NAME)	(NAME)	
410 Five Oaks Blvd	410 Five Oaks Blvd	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(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, I, **Catherine Felts, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Nevans**, 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. 138 on the Condominium Plat of Brooke Castle, of record in Plat Book 6250, Page 627 and amended in Book 6680, Page 905, Book 6727, Page 762 and Book 6919, Page 571, said Register's Office and being further established by the Master Deed 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 Catherine Felts, unmarried by Deed from George Beebe and wife, Debra Beebe, dated 04/24/2003 and filed for record on 05/01/2003 in Instrument 200305010058305, Register's Office for Davidson County, Tennessee.
The said Catherine Felts is also known as Catherine Louise Felts.

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.
Master Deed and By-Laws filed for record in Book 6519, Page 747, said Register's Office.
Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, said Register's Office.
Easement for Trunk Sewer of record in Book 4106, Page 816, said Register's Office.
Easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.
Storm Water Detention Agreement of record in Book 6634, Page 229, said Register's Office.
Charter of record in Book 6519, Page 739 amended in Book 7570, Page 312 and 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.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 138 Brooke Castle 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 my hand this 14th day of February, 2012.

Catherine Felts by Lisa Felts Lynch as her Attorney in Fact
Catherine Felts by Lisa Felts Lynch, as her attorney in fact

State of Tennessee
County of Wilson

On this 14th day of February, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lisa Felts Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Catherine Felts, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20120216-00135168, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th Day of February, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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