Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $61,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2012. Notary Public My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donna Kalinowski Blackwell	**New Owner**	**MAP/ PARCEL 075-08-0-A-004.00CO**
106 Brooke Castle Dr	**815 Alex Way**	
Hermitage, TN 37076	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Terry N. Richardson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna Kalinowski Blackwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 106 on the Plan of Brooke Castle Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6250, Page 627, as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762; and as described in Master Deed of record in Book 6519, Page 747, 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 Terry N. Richardson, unmarried by Warranty Deed from Diana L. Wence and husband Jody J. Wence of record in Instrument No. 20081117-0113199, Dated April 30, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 627, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6519, Page 747, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 6519, Page 768, Register's Office for DAVIDSON County, Tennessee.
Deed for common areas to Home Owners Association of record in Book 6883, Page 759, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6519, Page 739, Book 7570, Page 313, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed

BILL GARRETT, Davidson County
Trans:T20120046994 DEEDWARR
Recvd: 06/26/12 09:45 2 pgs
Fees:13.00 Taxes:225.70
20120626-0055846

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 106 Brooke Castle Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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/our hand(s) this 15th day of June, 2012.

Terry N. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Terry N. Richardson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Clinton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120550CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027