WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075682 DEEDWARR
Recvd: 10/07/14 10:58 2 pgs
Fees:13.00 Taxes:73.04
20141007-0092859

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: May 03, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Kenneth Elmore	Kenneth Elmore	075080A02500CO
(NAME)	(NAME)	
401 Swinging Bridge Road	401 Swinging Bridge Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **John Jacobus**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Elmore, unmarried**, 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. 131, of Brooke Castle Condominiums, plat of record in Book 6250, Page 627, as corrected by Surveyor Certificate of Correction of record in Book 6727, Page 762 and Book 6680, Page 905 , a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6519, Page 747, in the 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 John Jacobus, unmarried by Warranty Deed dated 07/06/2004 from Michael E. Phipps, married of record in Instrument 200407120082865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat of record in Book 6250, Page 627, as corrected by Surveyor Certificate of Correction of record in Book 6727, Page 762 and Book 6680, Page 905; (2) Master Deed of record in Book 6519, Page 747; (3) Trunk Sewer and Water Line Easement of record in Book 4106, Page 812; (4) Trunk Sewer Easement of record in Book 4106, Page 816; (5) Easement for Retention Basin of record in Book 6513, Page 857; (6) Stormwater Detention Agreement Easement of record in Book 6634, Page 229; (7) Charter of record in Book 6519, Page 739, as amended Book 7570, Page 312 and Book 7866, Page 374; (8) 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 131 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 3rd day of October, 2014.

John Jacobus

State of Tennessee
County of Wilson

Personally appeared before me John Jacobus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2014.

Notary Public ~~KIMIE PERRY~~ Celia Stewart Rouse
My Commission Expires: ~~May 03, 2016~~ 1/28/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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