BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150028041 DEEDWARR
Recvd: 04/14/15 15:27 2 pgs
Fees:13.00 Taxes:256.86
20150414-0033032

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,422.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER A. MATHE	**SAME**	**075-08-OA-087.00-CO**
(NAME) **P. O. BOX 100076**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37224**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DON BASS FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHRISTOPHER A. MATHE**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 188, on the Plan of Brooke Castle Condominiums, of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, re-recorded in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6519, Page 747, said Register's Office.

Being the same property conveyed to Don Bass Family Partnership, L.P., from Kyle B. Heckman, as Substitute Trustee, by Substitute Trustee's Deed dated August 8, 2014, of record in Instrument No. 20140822-0076618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Book 6250, Page 627; Surveyor's Certificate of Correction of record in Book 6680, page 905, re-recorded in Book 6727, Page 762; Matters shown on the Plan of record in Plat Book 6250, Page 691, Surveyor's Certificate of Correction of record in Book 6919, Page 571; Restrictive Covenants of record in Book 10007, Page 272, corrected in Book 10093, Page 527; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; Storm Water Detention Agreement of record in Book 6634, Page 229; Easement for trunk sewer and water lines granted to Cumberland Water Company in Book 4106, Page 812 and Page 816; Easement for Retention Basin of record in Book 6513, Page 857; Monthly Assessments as set forth in the Master Deed For Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; Easements as set forth in the Master Deed for Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES ALL PROPERTY TAXES FOR THE YEAR 2015.****

unimproved ( )
This is improved(X) property, known as **188 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 14 day of April, 2015.

DON BASS FAMILY PARTNERSHIP, L.P.

Don Bass General Partner

BY: DON BASS, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Don Bass,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of **DON BASS FAMILY PARTNERSHIP, L.P.**, the within-named bargainor, a Tennessee limited partnership, and that he, as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at office this 14 day of April, 2015.

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public