WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20150045871 DEEDWARR
Recvd: 06/10/15 13:56 2 pgs
Fees:13.00 Taxes:246.05
20150610-0054883

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Debbie A. Meadows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2015.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9.17.16

(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
Orlando Espinel	Orlando Espinel	075-08-OA-026.00
(NAME)	(NAME)	
2259 Mathemer Cove	2259 Monthemer Cove	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, we, **Tracy N. Ralzlaff and Karla Suarez**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Orlando Espinel and wife, Janeth Arango**, 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. 130, of Brooke Castle Condominiums, a plat of which is of record in Book 6250, Page 627, as corrected by Surveyor Certificate of Correction of record in Book 6680, Page 905, as re-recorded in Book 6727, Page 762, a Horizontal Property Regime established by Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy N. Ratzlaff and Karla Suarez, Joint Tenants with Rights of Survivorship by Quit Claim Deed from Tracy N. Ratzlaff, unmarried, dated 09/02/2008, recorded 09/11/2008 of record in Instrument No. 20080911-0092869, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tracy N. Ratzlaff by Warranty Deed from Joanna F. Fitzpatrick, an unmarried woman, dated 04/27/2006, recorded 05/01/2006 of record in Instrument No. 20060501-0049462, in the Register's Office for Davidson County, Tennessee.

Subject to 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; Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Trunk Sewer and Water Line Easement of record in Book 4106, Page 812; Trunk Sewer Easement of record in Book 4106, Page 816; Easement for Retention Basin of record in Book 6513, Page 857; Stormwater Detention Agreement of record in Book 6634, Page 229; Quitclaim Deed to the Homeowner's

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 130 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 our hands this 8th day of June, 2015.

Tracy N. Ralzlaff

Karla Suarez

State of Tennessee
County of Wilson

Personally appeared before me Tracy N. Ralzlaff and Karla Suarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2015.

Notary Public ~~Tracey Trumphour~~ ~~MJ~~ KP
My Commission Expires: 5-3-2016

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

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