WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-10-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 7-10-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Ben Middendorf	Everett Financial, Inc., dba Supreme Lending	075080a09100 CO
(NAME)	(NAME)	
191 Brooke Castle Drive	14801 Quorum Dr. #300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alma Penix,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Ben Middendorf,** 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:

The following described property is located in Davidson County, Tennessee, to-wit:

Unit 191 Brooke Castle condominiums, as shown in Plat recorded in Plat book 6250, Page 627 as amended by Instrument recorded in Book 6727, Page 762, and as described in Master Deed recorded in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference is made for a more complete description.

Being the same property conveyed to Alma Penix, of record in Instrument Number 20121210-0113211, Register's Office for Davidson County, Tennessee. Said property was never used as the principal residence of Alma Penix and Marty L. Penix, wife and husband.

Subject to all matters as shown on Plat of record in Book 6250, Page 627, and amended in Book 6680, Page 905 and Book 6727, Page 762, Register's office for Davidson County, Tennessee. Master Deed of record in Book 6519, Page 947, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10007, Page 272, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6519, Page 739, Book 6519, Page 768, Book 7570, Page 312, and Book 7866, Page 374, Register's Office for Davidson County, Tennessee. Easements of record in Book 6512, Page 857, Book 4106, Page 812, and Book 4106, Page 816, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee. Charter to Brooke Castle Condominium Association Owners Association of record in Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, and Book 6883, Page 759, Register's Office for Davidson County, Tennessee. Deed to Brooke Castle Condominium Association Owners Association of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150048345 DEEDWARR
Recvd: 06/17/15 15:08 2 pgs
Fees:13.00 Taxes:277.50
20150617-0057870

unimproved ☐

This is improved ☑ property, known as 191 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 12th day of June, 2015.

Alma Penix

Alma Penix

State of Tennessee
County of Williamson

Personally appeared before me Alma Penix, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2015.

Notary Public

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

File No.: 9441