STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES: 6/17/2018
File No. G15-2208D

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150060170 DEEDWARR
Recvd: 07/23/15 11:21 2 pgs
Fees:13.00 Taxes:323.75
20150723-0072295

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donald L. Hendrickson (NAME) | New Owner (NAME) | 34-3-B-506 CO |
| 506 Churchill Crossing (STREET ADDRESS) | " (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | " (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Betty L. Brookie**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald L. Hendrickson,** 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. 506 on the plan of CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME established by Master Deed and ByLaws of record in Book 7792, page 915, and as amended in Book 7804, page 616, and Book 7845, page 540, and as shown by plat of record in Plat Book 7900, Page 25, and by Third Amendment to the Master Deed of record in Book 10635, page 110, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Betty L. Brookie from Marjorie Cole Ray, unmarried, by Deed dated June 15, 2007, as Instrument No. 20070618-0072733, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the P.U.D Plat(s) recorded in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Churchill Crossing, a Horizontal Property Regime and recorded in Book 7792, page 915, Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 7788, page 924, Register's Office for Davidson County, Tennessee.
4. This is a Condominium Unit/Planned Unit Development, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Betty L. Brookie is signed by her duly appointed Attorney-in-fact Jacalyn K. Personett, pursuant to the Power of Attorney recorded in Instrument no. 20150723-0072294 said Register's Office.

This is improved property, known as 506 Churchill Crossing, Madison, TN 37115.

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. Whenever 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 22nd day of July, 2015.

BETTY L. BROOKIE

By: Betty L. Brookie by Jacalyn K Personett POA
Jacalyn K. Personett, Attorney-In-Fact

July 22, 2015
Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jacalyn K. Personett, Attorney-In-Fact for Betty L. Brookie, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-In-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**