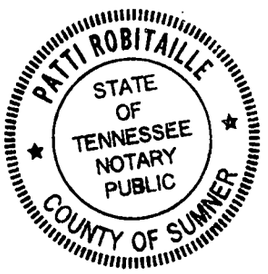
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gloria Morris	Gloria Morris	075080A02500CO
(NAME)	(NAME)	
131 Brooke Castle Drive	131 Brooke Castle Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Kenneth Elmore, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gloria Morris, an unmarried individual**, hereinafter called the GRANTEE(S), her 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 Kenneth Elmore, unmarried by Warranty Deed from John Jacobus, dated 10/3/2014 recorded on 10/7/2014, of record in Instrument No. 20141007-0092859, in the 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.

BILL GARRETT, Davidson County
Trans:T20150091802 DEEDWARR
Recvd: 10/28/15 11:09 2 pgs
Fees:13.00 Taxes:273.80
20151028-0109631

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), her 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), her 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 22nd day of October, 2015

Kenneth Elmore

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 22nd day of October, 2015.

Notary Public
My Commission Expires: 5/3/16

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

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066