WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Agustin Vitualla	Agustin Vitualla	075-08-0A-040.00-CO
(NAME)	(NAME)	
122 Norwood Drive	122 Norwood Drive	
(ADDRESS)	(ADDRESS)	
Camden, TN 38320	Camden, TN 38320	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/03/15 15:56 3 pgs
Fees:18.00 Taxes:240.50
20151203-0122104

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, **Janet F. Flanagan and Husband, Hollis R. Flanagan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Agustin Vitualla, a married man**, 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:

A certain Condominium Unit in Davidson County, Tennessee, being all of Unit No. 137, of Brooke Castle Condominiums, a Condominium, established by Master Deed of record in Book 6519, Page 747 and plan of record in Book 6250, Page 627, corrected by Surveyor's Certificate of Correction of recorded in Book 6680, Page 905, re-recorded in Book 6727, Page 762, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and 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 By-Laws of the Association of Owners.

Being the same property conveyed to Janet F. Flanagan and husband, Hollis R. Flanagan by Quitclaim Deed from Robert S. Flanagan, unmarried, dated 02/20/2006, in Instrument No. 20060320-0031639, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 691, as affected by Surveyor's Certificate of Correction of record in Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 6250, Page 627, as affected by Surveyor's Certificate of Correction of record in Book 6680, Page 905, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions as contained in Master Deed fro Brooke Castle Condominium Homeowners Association of record in Book 6519, Page 747, 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. Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County,

Tennessee. Easement for Trunk Sewer of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee. Charter of Brooke Castle Condominiums Homeowners' Association of record in Book 6519, Page 739, as amended of record in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee. Deed to Brooke Castle Condominiums Homeowners' Association, a Tennessee corporation of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 137 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 2nd day of December, 2015.

Janet F. Flanagan

Hollis R. Flanagan

State of Tennessee
County of Wilson

Personally appeared before me Janet F. Flanagan and Hollis R. Flanagan, 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 2nd day of December, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMBACKLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumhour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumhour

Notary's Signature

My Commission Expires: 8.14.17

Notary Seal (if on paper)

TRACEY TRUMHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY