QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160033709 DEEDQC
Recvd: 04/25/16 11:35 2 pgs
Fees:12.00 Taxes:0.00

20160425-0039876

STATE OF TENNESSEE
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0

Affiant

Subscribed and sworn before me this the 25 Day of April, 2016

Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan T. Lemmons and Teresa M. Lemmons	SAME AS NEW OWNER	758A86.00CO
(NAME) 2988 Cooks Road	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **James Deatrick, Jr.**, hereinafter called the Grantor(s), has quitclaimed unto **Jonathan T. Lemmons and Teresa M. Lemmons, husband and wife**, 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:

The following real estate situated in the City of Hermitage, County of Davidson and State of Tennessee, to wit: A certain condominium located in Davidson County, Tennessee, being Unit No. 181 of Brooke Castle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et sew., of the Tennessee Code Annotated under the Master Deed establishing Brooke Castle Condominiums of record in Book 6519, Page 747 and amended in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee, and subject to the provision and requirements thereof, and by the By-Laws for the administration thereof, and all easement, right and interest in favor of the 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 thereof said unit being depicted on Exhibit :A: to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" of said Master Deed.

Being the same property conveyed to James Deatrick, Jr. by deed from Rublin Lublin TN, PLLC of record in Book *_____, Page _____, Register's Office of ~~Wilson~~ Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

* 20160425.0039875

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.

This is _X_ improved __ unimproved property known as 181 Brooke Castle Drive, Hermitage, TN 37076

Witness my hand this 22nd day of April, 2016.

James Deatrick, Jr.

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr. the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2016.

Jeanetta Watson
Notary Public

My Commission Expires: 2/11/19

(SEAL)

JEANETTA WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY