File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052940 DEEDWARR
Recvd: 06/22/16 09:16 2 pgs
Fees:13.00 Taxes:246.05

20160622-0063360

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent N. Stewart	Brent N. Stewart	075080A01300CO
(NAME)	(NAME)	
813 Briargrove Drive	813 Briargrove Drive	
(ADDRESS)	(ADDRESS)	
La"Vergne, TN 37086	La"Vergne, TN 37086	
(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, **Harold S. Kearns, Jr. and Peggy J. Kearns, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent N. Stewart,** 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:

A certain condominium unit in Davidson County Tennessee, described as follows: Unit No. 116, in a Horizontal Property Regime as shown on the condominium sit plan of Brooke Castle Condominiums, of record in Book 6250, page 156, as amended in Book 6250, page 627, as amended in Book 6250, page 691, corrected in Book 6680, page 905, Book 6727, page 762, and Book 6919, page 571, said Register's Office.

Being the same property conveyed to Harold S. Kearns, Jr. and Peggy J. Kearns by deed from John W. Ricker and wife, Martha Violet Ricker dated 3/9/95, of record in Book 9618, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee.
Subject to all matters as set out on the plan of record in Book 6250, page 691, corrected in Book 6680, page 905, Book 6727, page 762, and Book 6919, page 571, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums of record in Book 6519, page 747 By-Laws in Book 6519, page 768, said Register's Office.
Charter of Brooke Castle Condominium Homeowners Association as set out in Book 6519, page 73, amended in Book 7570, page 312 and Book 7866, page 374, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Deed of conveying common area of record in Book 6883, page 759, said Register's Office.

Easement granted to Cumberland Water Company of record in Book 4106, pag 812, and Book 4106, page 816, said Register's Office.
Stormwater Detention Agreement as set out in Book 6634, ,page 229, said Register's Office.
Subject to the right and claims of parties in possession and any leases not of record.

unimproved ☐

This is improved ☑ property, known as 116 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 17th day of June, 2016.

Harold S. Kearns, Jr.

Peggy J. Kearns

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, Harold S. Kearns, Jr. and Peggy J. Kearns, 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 17th day of June, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-055