File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069897 DEEDWARR
Recvd: 08/12/16 08:49 2 pgs
Fees:13.00 Taxes:258.63
20160812-0083942

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2016

(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 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice T. Carter Cain M. Carter	Movement Mortgage. LLC	075080A01500CO
(NAME)	(NAME)	
5713 Rhode Island Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Woodbridge, VA 22193	Virginia Beach, VA 23452	
(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, **Hal S. Kearns Jr. and Peggy J. Kearns, as husband and wife as tenants by the entirety,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maurice T. Carter and Cain M. Carter,** 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 apartment in Davidson County, Tennessee, described as follows: Unit No. 112 in a Horizontal Proerty Regime as shown on the condominium site plan of Brooke Castle, as of record in Book 6250, page 156, amended in Plat Book 6250, page 627, and as contained in the Master Deed of record in Book 6519, page 747, said Register's Office.

Being the same property conveyed to Hal S. Kearns Jr. and Peggy J. Kearns, husband and wife, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson dated 10/18/85, of record in Book 6688, page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Taxes, prorated and assumed by the Grantees: Subject to all matters as set out on the plan of record in 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.
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 conveying common area to Brooke Castle Condominium Homeowners Association of record in Book 6883, page 759, said Register's Office.
Subject to Easement granted to Cumberland Water Company of record in Book 4106, page 812 and Book 4106, page 816, said Register's Office.
Subject to any and all leases not of record.
Subject Stormwater Detention Agreement as set out in Book 6634, page 229, said Register's Office.
Subject to rights and claims of parties in possession.

unimproved ☐

This is improved ☑ property, known as 112 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 11th day of August, 2016.

Hal S. Kearns Jr.

Peggy J. Kearns

State of Tennessee
County of Williamson

Personally appeared before me Hal 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 11th day of August, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2016

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

File No.: 2016-068