BILL GARRETT, Davidson County
Trans:T20160078287 DEEDWARR
Recvd: 09/07/16 11:12 2 pgs
Fees:13.00 Taxes:266.40
20160907-0093938

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paul Teller
152 Brooke Castle Drive
Hermitage, TN 37076-1740

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-08-0A-053.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Timothy R. Pack and wife, Amanda D. Pack, f/k/a Amanda D. Knies,** has this day bargained and sold, and does hereby transfer and convey unto **Paul Teller, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 152, Brooke Castle Condominiums, as shown on plat of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Timothy R. Pack and Amanda D. Knies, unmarried, joint tenants with rights of survivorship by Warranty deed from Mary Anessa Proctor, married of record in Instrument No. 20080718-0074055 Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on July 18, 2008.

This is improved property known as: **152 Brooke Castle Drive, Hermitage, Tennessee 37076-1740.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 156, amended in Book 6250,

Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571 and Book 6250, Page 691, and restrictions in Book 6519, page 747, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of September, 2016.

Timothy R. Pack

Amanda D. Pack

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Timothy R. Pack and Amanda D. Pack,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of September, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of September, 2016.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169742