# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027677 DEEDWARR
Recvd: 04/03/17 10:06 2 pgs
Fees:13.00 Taxes:323.75
20170403-0032009

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

Affiant

Subscribed and sworn to before me this 31 day of March 2017.

Notary Public
My Commission expires: 3-27-18
(Affix Seal)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Heather Miller | Bank of Tennessee | 075-08-0A-087.00CO |
| 188 Brook Castle Drive | P.O. Box 4980 | |
| Hermitage, TN 37076 | Johnson City, TN 37602 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Don Bass Family Partnership, L.P.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Heather Miller, unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit No. 188, on the Plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6519, Page 747, said Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to The Don Bass Family Partnership, L.P. from Mary Alice Akins, Substitute Trustee by Substitute Trustee's Deed on February 24, 2017, of record in Instrument Number 20170224-0018690, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6250, Page 627, as amended in Book 6680, Page 905, and Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
- Charter of Brooke Castle Homeowner's Association, Inc., of record in Book 6519, Page 739, as amended in Book 7570, Page 312, and Book 7866, Page 374, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Brooke Castle Homeowner's Association, Inc., of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6634, Page 229, Register's Office for said County; Easement granted to Cumberland Water Company of record in Book 4106, Page 812, and Book 4106, Page 816, Register's Office for said County; Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 6250, Page 691, as amended in Book 6919, Page 571, Register's Office for said County; Restrictive Covenants of record in Book 10007, Page 272, as corrected in Book 10093, Page 527, Register's Office for said County; Easement for the flow of the waters of Scotts Hollow Branch and the rights of the public therein; Rights of upper and lower riparian owners to the flow of waters of the stream, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Scotts Hollow Branch.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **188 Brook Castle Drive, Hermitage, TN 37076**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2017.

**Don Bass Family Partnership, LP**

Harry D Bass

**Harry D. Bass, Managing Member**

**TN Acknowledgment-Partnership 1**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Harry D. Bass, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of The Don Bass Family Partnership, L.P., the within named bargainor, a limited liability partnership, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Don Bass Family Partnership, LP by himself as Managing Member.

WITNESS my hand and seal, this 31st day of March, 2017.

NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122