AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

ADDRESS NEW OWNERS and SEND TAX BILLS:
LAWRENCE HALEY and wife, BEVERLY HALEY

BILL GARRETT, Davidson County
Trans:T20170035038 DEEDWARR
Recvd: 04/26/17 09:32 2 pgs
Fees:13.00 Taxes:297.85
20170426-0040783

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
75 - 8 - A - 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT SMEETS and wife, SONJA SMEETS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to LAWRENCE HALEY and wife, BEVERLY HALEY, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Unit 101, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle, as of record in Plat Book 6250, Page 627, as corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Property commonly known as: 101 Brooke Castle Drive, Hermitage, Davidson County, Tennessee.

Being the same property conveyed to Robert Smeets and wife, Sonja Smeets by Warranty Deed from Robin Wheeler and Teresa Bamford, recorded on July 6, 2006 in Instrument No. 20060706-0081121, Register's Office for ~~Sumner~~ DAVIDSON County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 101 Brooke Castle Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17 day of April, 2017.

ROBERT SMEETS

SONJA SMEETS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT SMEETS and wife, SONJA SMEETS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $80,500.00.

AFFIANT

Subscribed to and sworn before me, this the 17th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

TIMOTHY D. FERGUSON
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