WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38077

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel B. Hoyt	New Owner	075-08-OA-023.00
(NAME)	(NAME)	
124 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170059590 DEEDWARR
Recvd: 07/12/17 12:25 2 pgs
Fees: 13.00 Taxes: 299.70
20170712-0070112

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tammie Horlacher and Michael Horlacher**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Samuel B. Hoyt and Dixie Hoyt, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 124, Condominium Plat for Brooke Castle, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, as established by Master Deed of Brooke Castle Condominiums of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Tammie Horlacher and husband Michael Horlacher by Warranty Deed from Steve D. Driver, married, dated 03/06/2009, recorded 03/11/2009 of record in Instrument No. 20090311-0022190, in the Register's Office for Davidson County, Tennessee

Subject to all matters shown on the plat of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762; Covenants, conditions, easements and restrictions of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Storm Water Detention Agreement of record in Book 6634, Page 229; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812; Easement for Trunk Sewer of record in Book 4106, Page 816; Easement for Retention Basin of record in Book 6513, Page 857; Warranty Deed of record in Book 6883, Page 759; Plat Map of record in Book 6250, Page 691 and Surveyor's Certificate of Correction of record in Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Brooke Castle Condominiums Homeowners' Association of record in Book 6519, Page 739, Articles of Amendment of record in Book 7570, Page 312 and re-recorded in Book 7866,

Page 374; and, Easement for the flow of Scotts Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 124 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 7th day of July, 2017.

Tammie Horlacher

Tammie Horlacher

Michael Horlacher

State of Tennessee
County of Wilson

Personally appeared before me Tammie Horlacher and Michael Horlacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122