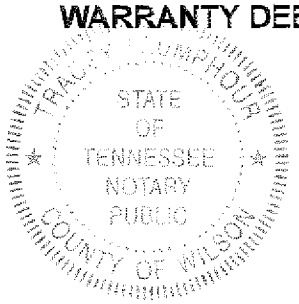
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Curtis F. Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Tracy L. Humphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

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
Curtis F. Seals	Curtis F. Seals	075 08 0A 033.00
(NAME)	(NAME)	
PO Box 465	PO Box 465	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/25/17 10:19 3 pgs
Fees:18.00 Taxes:277.50
20170825-0087492

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, **Peggy Morgan an unmarried woman, and Autumn Davis, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Curtis F. Seals, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or 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 Unit Number 135, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, Page 627, as corrected by Surveyor's Certificate of Correction recorded in Book 6680, Page 905 and amended in Book 6727, Page 762, Master Deed of record in Book 6519, Page 747, said Register's Office to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Autumn Owen, an unmarried woman and Peggy Morgan, an unmarried woman by Warranty Deed from CareRuth Thieband, unmarried, dated 12/20/2007, recorded 01/03/2008, of record in Instrument No. 20080103-0000448, in the Register's Office for Davidson County, Tennessee.

Subject property was never used as the marital residence of the Grantor's.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 627, as corrected by Surveyor's Certificate of Correction of record in Book 6680, Page 905 and amended in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee; Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee. Common Area contained in Warranty Deed of record in Book 6883, Page 759, 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 to the Charter of record in

Book 7570, Page 312 and re-recorded in Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; 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 135 Brooke Castle, 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), his heirs and/or 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), his heirs and/or 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 11th day of August, 2017.

Peggy Morgan by Donna Melesa Owen Attorney in Fact
Peggy Morgan
By: Donna Melesa Owen, Atty-in-Fact

Autumn Davis (AKA Autumn Owen)

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Autumn Davis, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 11th day of August, 2017.

NOTARY

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Donna Melesa Owen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Peggy Morgan, and who executed the same as the free act and deed of the said Peggy Morgan, by virtue of a Power of Attorney, duly executed and recorded. at Book 20170825-0087490, said Register's Office.

Witness my hand and official seal this 11th day of August, 2017.

NOTARY

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 01288-39052
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

