WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/17 11:23 3 pgs
Fees:18.00 Taxes:249.75

20170830-0089199

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Curtis F. Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2017~~ 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-064.0-CO
(NAME)	(NAME)	
PO BOX 465	PO BOX 465	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Sandra L. Gonzales** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Curtis F. Seals**, 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 No. 157 on the Plan of Condominium Plat Brooke Castle Planned Unit Development, of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and Rerecorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra L. Gonzales, unmarried woman by Warranty Deed from John G. Christenson, married, dated February 29, 2008 and recorded March 4, 2008 of record in Instrument No. 20080304-0021786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and Rerecorded in Book 6727, Page 762; All matters shown on the Resived Plat of record in Book 6250 Page 691 and Surveyor's Certificate of Correction record in Book 6919, Page 571; Rights of the Co-Owners of Aubrey H. Johnson, JR., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6519, Page 747; Storm Water Detention Agreement recorded August 20, 1985 as Book 6634, Page 229; Easement for Trunk Sewer and Water Lines recorded on March 1, 1967 in Book 4106, Page 812; Easement for Trunk Sewer recorded on March 1, 1967 in Book 4106, Page 816; Easement for Retention Basin recorded on March 20, 1985 in Book 6513, Page 857; Warranty Deed to Brooke Castle Condominiums Homeowners' Association recorded in Book 6883, Page 759; Articles of Incorporation of Brooke Castle Condominiums Homeowners' Association recorded as Book 6519, Page 739 and Amendment recorded as Book 7570, Page 312 and Re-recorded as Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee.

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 157 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), 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 my hand this 18th day of August, 2017.

Sandra L. Gonzales

Sandra L. Gonzales

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 18th day of August, 2017.

Notary Public Marilyn C Newman
My Commission Expires: ~~May 17, 2017~~ 5/17/21

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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

Sheila McCord

Notary Public

My commission expires: 3/19/19

