SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Janet T. Powers
206 Brooke Castle Drive
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Bill Garrett Davidson County
Batch# 30975 DEEDWARR
11/29/2017 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $347.80
20171129-0121764

MAP & PARCEL: 07508OA110800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **E. W. WILKERSON, a married man,** has this day bargained and sold and do hereby transfer and convey unto, **JANET T. POWERS,** her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Unit No. 206 in a Horizontal property Regime of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to E. W. Wilkerson, married, by Warranty Deed dated May 12, 2014, from Jeffrey Ethridge, Jr., unmarried, of record in Instrument No. 20140603-0047572, said Register's Office.

This is investment property and not the principal residence of the Grantor or his spouse.

This property is subject to Master Deed of record in Book ;6519, page 747, and amended in Book 6727, page 762; Charter in Book 6519, page 739, amended in Book 7670, page 312 and Book 7866, page 374; Easement in Book 6883, page 759; and, an Easement of record in Instrument No. 20080702-0068077, said Register's Office.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical , telephone, and other utility easement snow or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed established a Horizontal Property Regime of Brooke Castle Condominiums.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 206 Brooke Castle Drive, Hermitage, TN 37076

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of November, 2017.

E. W. Wilkerson

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named E. W. Wilkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 29th day of November, 2017.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 29th day of November, 2017.

NOTARY PUBLIC

My commission expires: 7-23-18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

201711290121764

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** do hereby make oath that I am a licensed 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

