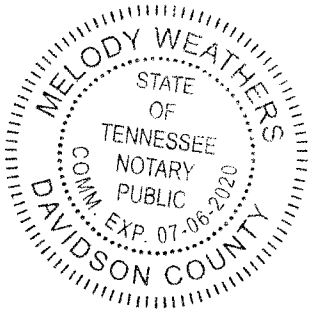
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(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
Saran Rouse	SAME	075-08-0A-079.00-CO
(NAME)	(NAME)	
176 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 37242 DEEDWARR
12/15/2017 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $366.30
20171215-0127807

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, **Nicholas D. Cole, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Saran Rouse, unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 176, on the Condominium Plat, BROOKE CASTLE, of record in Plat Book 6250, Page 627, as corrected in Book 6680, Page 905 and Book 6727, Page 762, and as established by Master Deed of record in Book 6519, Page 747, all in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nicholas D. Cole, a single man by Warranty Deed dated 09/30/2008 from Dustin T. Hinkle, an unmarried man of record in Instrument 20081008-0102200, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Plat Book 6250, Page 627 as corrected in Book 6680, Page 905 and Book 6727, Page 762 and the boundary plat of record in Plat Book 6250, Page 691 as corrected in Book 6919, Page 571, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 10007, Page 272, as amended of record in Book 10093, Page 527, Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer of record in Book 4106, Page 816, Register's Office for Davidson County, Tennessee. Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association of record in Book 6519, Page 739, Register's Office for Davidson County, Tennessee. Charter Amendment of record in Book 7570, Page 312 and Book 7866, Page 374, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowner's Association of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 176 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 my hand this 11th day of December, 2017.

Nicholas D. Cole

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 11th day of December, 2017.

Notary Public
My Commission Expires: 3.17.21

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

File No.: 01288-40827
SMG TN Warranty Deed