STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Starterica Y. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G18-1488D

BENJAMIN T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 83119 DEEDWARR
04/20/2018 11:28:17 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20180420-0037416

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Starterica Hall, Single Woman (NAME)	Everett Financial, Inc. D/B/A Supreme (NAME)	075-08-0A-111.00-CO
208 Brooke Castle Drive (STREET ADDRESS)	14801 Quorum Drive Suite 300 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Scot A. Hubert, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Starterica Hall, Single Woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 208, in a Horizontal Property Regime entitled BROOKE CASTLE CONDOMINIUMS, of record in Plat Book 6250, Page 627 and amended 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 Scot A. Hubert from Christopher A. Mathe, for the express purpose of creating a fee simple in the Grantee, by Quit Claim Deed dated January 14, 2016, as Instrument No. 20160114-0003977, in the Register's Office for Davidson County, Tennessee.

Cheryl Ann Hubert joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10093, page 527, and in any allied instrument(s) referred to in said restrictions.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 627, corrected in Book 6727, Page 762; also plat in Book 6250, Page 691 and corrected in Book 6919,

4. Easement for trunk sewer and water lines as recorded in Book 4106, Page 812 and Book 4106, page 816, Register's Office for Davidson County, Tennessee.

5. 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; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums and recorded in Book 6519, page 747, Register's Office for Davidson County, Tennessee.

6. Easement for retention basin as recorded in Book 6513, page 857, Register's Office for Davidson County, Tennessee.

7. Storm water Detention Agreement as recorded in Book 6634, page 229, Register's Office for Davidson County, Tennessee.

8. Charter of Homeowner's Association of record in Book 6519, Page 739; Book 7570, Page 312, and in Book 7866, page 374, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Book 6883, page 759, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Brooke Castle Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 17th day of April, 2018.

× _____
Scot A. Hubert

April 17, 2018
Date

_____
Cheryl Ann Hubert

April 17, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Scot A. Hubert and Cheryl Ann Hubert, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2018.

My Commission Expires: 3/21/22

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066