WARRANTY DEED

Bill Garrett
Batch# 87756
05/03/2018 10:14:12 AM
Fees: $13.00 Taxes: $372.96

Davidson County
DEEDWARR
2 pgs

20180503-0042206

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,800.00

Debbie A. Maddux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018.

Shella McCord
Notary Public

MY COMMISSION EXPIRES: 3/19/19

(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
Jahid Hossain	Wells Fargo Bank, NA	075-08-OA-098.00
(NAME)	(NAME)	
5306 Georgia Ave	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2143	Minneapolis, MN 55467	
(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, we, **Jerry Bryan Guy and Martha Guy, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jahid Hossain, unmarried and Jimal Hossain and wife, Nausheen Hossain, as tenants in common with rights of survivorship, as to the parties with Jamil Hossain and Nausheen Hossain share being held as tenants by the entirety**, hereinafter called the GRANTEE(S), their 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. 198 on the Plan of Brooke Castle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, of record in Plat Book 6250, Page 627, as corrected by Surveyor's Certificate of record in Book 6680, Page 905 and re-recorded in Book 6727, Page 762 and as further Established by a Master Deed of Brooke Castle Condominiums of record in Book 6519, Page 747, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jerry Bryan Guy, unmarried by Warranty Deed from E. W. Wilkerson and Harry D. Bass, dated 07/26/2000, recorded 07/28/2000 of record in Instrument No. 200007280074710, in the Register's Office for Davidson County, Tennessee. Jerry Bryan Guy having since married.

Martha Guy, spouse of Jerry Bryan Guy, joins in the execution of this Instrument for the purpose of conveying any interest, marital or otherwise she may have to the property described above.

Subject to all matters shown on the plat of record in Plat Book Book 6250, Page 627, as amended in Book 6680, Page 905 and re-recorded 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, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such

covenant or restriction based on race, color, religion, sex, familial status or national origin.; Storm Water Detention Agreement of record in Book 6634, Page 229; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812; Easement for Trunk Sewer of record in Book 4106, Page 816; Easement for Retention Basin of record in Book 6513, Page 857; Articles of Incorporation of Brooke Castle Condominiums' Association of record in Book 6519, Page 739; Quit Claim Deed of record in Book 6883, Page 759; Warranty Deed of record in Book 10007, Page 272; Deed of correction of record in Book 10093, Page 527 and Articles of Amendment to the Charter of Brooke Castle Condominium's Homeowners Association of record in Book 7570, Page 312 re-recorded in 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 198 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), their 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), their 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 30th day of April, 2018.

Jerry Bryan Guy

Martha Guy

State of Tennessee
County of Wilson

Personally appeared before me Jerry Bryan Guy and Martha Guy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2018.

Notary Public

My Commission Expires: 5.11.21

TRACEY TRUPPEL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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