Karen Y Johnson Davidson County
Batch# 155284 DEEDWARR
10/30/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $318.20
20181030-0107594

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $86,000.00.<br><br>Eric N Dorris<br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of October, 2018.<br><br>Notary Public<br><br>My commission expires: 4-24-19 |
| (Notary Stamp) | |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Eric N Dorris | Eric N Dorris | 075-08-0A-043.00 |
| 143 Brooke Castle Drive | 143 Brooke Castle Drive | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Deborah K Pearson, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Eric N Dorris, single man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

UNIT 143, in a horizontal property regime as shown on the condominium site plan of BROOKE CASTLE CONDOMINIUMS, as of record in Book 6250, Page 627, and amended in Book 6727, Page 762, in the Register's Office, DAVIDSON County, Tennessee, to which Plat reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Deborah K. Pearson, unmarried, by Warranty Deed from James Reed Miller, unmarried, of record in Instrument No. 20080219-0015740, in the Register's Office of Davidson County, Tennessee, dated February 15, 2008.

This is improved property known as **143 Brooke Castle Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of October, 2018.

Deborah K. Pearson

Deborah K Pearson

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Deborah K Pearson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of October, 2018.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001320-526

# True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY