Karen Y Johnson Davidson County
Batch# 172425 DEEDWARR
12/10/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20181210-0120227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/27/22
(AFFIX SEAL)

EILEEN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maria L. Diaz Reyes	Maria L. Diaz Reyes	075 08 0A 085.00
(NAME)	(NAME)	
213 S. Greenhill Road	213 S. Greenhill Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **E. W. Wilkerson, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria L. Diaz Reyes, a married 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:

Unit No. 184, inclusive, 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 and Book 6680, Page 905, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being a portion of the same lands conveyed to E. W. Wilkerson and Harry D. Bass from Brookcastle, L.L.C. February 18, 1999 and recorded February 22, 1999 in Book 11350, Page 19, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to E. W. Wilkerson from E. W. Wilkerson and Harry D. Bass by Quit Claim Deed dated December 12, 2003 and recorded December 18, 2003 as Instrument No. 20031218-0180242, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same lands conveyed to E. W. Wilkerson from E. W. Wilkerson and Harry D. Bass by Quit Claim Deed dated December 31, 2003 and recorded March 14, 2004 as Instrument No. 20040414-0041895, in said Register's Office for Davidson County, Tennessee.

Further known as: 184 Brooke Castle, Hermitage, TN 37076

Parcel Id(s): 075 08 0A 085.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 184 Brooke Castle, Hermitage, TN 37076

File Number: 1812-0902

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. 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 7 day of Dec, 2018

E. W. Wilkerson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.E. W. Wilkersonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2018.

Notary Public

My Commission Expires: 8/27/22

(SEAL)

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

File Number: 1812-0902

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

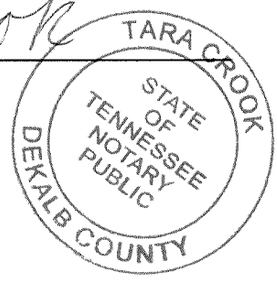
State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature



My Commission Expires: 6/29/22

Notary' Seal (if on paper)