WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175506 DEEDWARR
12/18/2018 02:01:57 PM 2 pgs
Fees: $13.00 Taxes: $366.30

20181218-0122943

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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 17TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kari L. Messer	Kari L. Messer	075080A01600CO
(NAME)	(NAME)	
109 Brooke Castle Drive	109 Brooke Castle Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, I/we **Jim Burnett, a married man and Steve Burnett, a single man, tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kari L. Messer, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Unit No. 109 on the Horizontal Property Regime as shown in the condominium site plan of Brooke Castle, as of record in Plat Book 6250, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jim Burnett and Steve Burnett, tenants in common with right of survivorship by Warranty Deed from Debra L. Karnes-Beebe and husband, George Beebe, dated July 25, 2003 and recorded July 28, 2003 of record in Instrument No. 20030728-0105125, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantors.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 156, Plat Book 6250, Page 627, Revised Plat Book 6250, Page 691 and Certificate of Correction recorded as Book 6680, Page 905, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brooke Castle Condominium Homeowners Association Recorded as Book 6519, Page 739, Amendment recorded as Book 7570, Page 312 and Amendment recorded as Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; Deed to Brooke Castle Condominium Homeowners Association, a Tennessee Corporation recorded as Book 6883, Page 759, 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 ☒ 109 Brooke Castle Drive, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 17th day of December, 2018.

Jim Burnett

Steve Burnett

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 Jim Burnett and Steve Burnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2018.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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