WARRANTY DEED

Karen Johnson Davidson County
Batch# 201075 **DEEDWARR**
03/01/2019 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $381.16

20190301-0018850

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,017.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
Amy Lynn Bond	NEW OWNER	075080A03000CO
(NAME)	(NAME)	
129 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **Tracy R. Oden, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amy Lynn Bond, a single 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 Condominium Unit described as follows: Unit No. 129, in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, as shown in Plat Book 6250, Page 627*, amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, as established by Master Deed of Brooke Castle Condominiums of record in Book 6519, Page 747, (erroneously referenced revised Plat Book 6250, Page 691, in Quit Claim Deed of record in Instrument No. 201811280116063 and in prior deed) all of which are of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

* and in Book 6250, Page 691

Being the same property conveyed to Jack A. Gallo, an unmarried man, by Warranty Deed from Leroy Grace, Jr. and wife, Roxanne Grace, dated 10/29/2001 recorded 10/30/2001, of record in Instrument No. 200110300118007, in the Register's Office for Davidson County, Tennessee. The said Jack Anthony Gallo died intestate on 10/16/2018, leaving the said Son, Darren Fallo and Daughter, Tracy R. Oden, as tenants in Common, as his sole heirs at law as evidenced by an Affidavit of Heirship filed in Instrument No. 201811280116062 and Affidavit of Heirship recorded at Instrument No. 20190301-0018849, in the Register's Office for Davidson County, Tennessee; also being the same property conveyed to Tracy R. Oden by Quit-Claim Deed from Darren Gallo, dated 11/19/2018 recorded 11/28/2018, of record in Instrument No. 201811280116063, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due an payable; All matters shown on the plat of record in Plat Book 6250, Page 627, 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; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer of record in Book 4106, Page 816,

in the Register's Office for Davidson County, Tennessee; Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee; Charter of record in Book 6519, Page 739, in the Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee; Easement Contained in Warranty Deed of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter of record in Book 7570, Page 312, re-recorded Articles of Amendment to the Charter of record 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 ☒ 129 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), 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 27th day of February, 2019.

Tracy R. Oden

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 Tracy R. Oden, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue, Nashville, TN 37206

JM-VRES-19-129