WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Victoria Elizabeth Reid	NEW OWNERS	075080A03700CO
(NAME)	(NAME)	
136 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 **Deborah K. Spelta, single woman and Jon E. Brown, unmarried, as Tenants in Common with Rights of Survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Victoria Elizabeth Reid, 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:

Land in Davidson County, Tennessee, being Unit No. 136, on the plan of Brooke Castle Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, Page 627, revised in Book 6250, Page 691, and corrections in Book 6680, Page 905, Book 6727, Page 762 and Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Deborah B. Seals, single woman by Warranty Deed from Tzunami Holdings, LLC, a Tennessee limited liability company, dated 06/26/2017 and recorded 06/27/2017, of record in instrument 20170627-0064752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah K. Spelta, single woman and Jon E. Brown, unmarried as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Deborah K. Spelta, single woman aka Deborah B. Seals, single woman, dated 09/08/2017, recorded 09/08/2017, and recorded as instrument 20170908-0092640, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 264967 DEEDWARR
08/01/2019 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $380.73
20190801-0075734

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 627, revised in Book 6250, Page 691, and corrections recorded in Book 6680, Page 905 and Book 6727, Page 762 and Book 6919, Page 571, 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

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 ☒ 136 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 24th day of July, 2019 .

Deborah K Spelta

By: AKA Deborah B Seals Date: 7-24-19

Deborah K. Spelta AKA Deborah B. Seals

Jon E. Brown

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 Debra K. Spelta AKA Deborah B Seals, and Jon E. Brown, 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 24th day of July, 2019.

Notary Public:

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

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

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY