WARRANTY DEED

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Latonya Ensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(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
Latonya Ensley	Primary Residential Mtg	075080A08700CO
(NAME)	(NAME)	Karen Johnson Davidson County
188 Brooke Castle Drive	1480 N. 2200 West	Batch# 297905 DEEDWARR
(ADDRESS)	(ADDRESS) 84116	10/09/2019 08:59:37 AM 2 pgs
Hermitage, TN 37076	Salt Lake City, UT	Fees: $13.00 Taxes: $444.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20191009-0103344

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 Heather Miller, unmarried woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Latonya Ensley, an unmarried woman, hereinafter called the GRANTEE(S), her 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. 188, on the plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6519, Page 747, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather Miller, unmarried woman by Warranty Deed from The Don Bass Family Partnership, L.P., dated 03/31/2017, of record in Instrument 201704030032009, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, All matters shown on the plat of record in Plat Book 6250, Page 691 and Amendment recorded as Book 6919, Page 571, Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747, Covenants, conditions, easements and restrictions recorded in Book 10007, Page 272, and Corrected in Book 10093, Page 527, 13. Easement including terms and conditions thereof as recorded in Book 4106, Page 812; Easement including terms and conditions thereof as recorded in Book 4106, Page 816, Easement including terms and conditions thereof as recorded in Book 6513, Page 857; Storm Water Detention Agreement of record in Book 6634, Page 229, Charter of Brooke Castle Condominiums Homeowners record in Book 6519, Page 739, Charter of Brooke Castle Condominiums Homeowners record in Book 7570, Page 312; Charter of Brooke Castle Condominiums Homeowners record in Book 7866, Page 374, all of record 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 ☒ 188 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 7th day of October, 2019.

By: _____
Heather Miller

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 Heather Miller, 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 7th day of October, 2019.

_____
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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