BOX 10-B

Karen Johnson Davidson County
Batch# 804810 **DEEDWARR**
02/14/2022 11:20:05 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20220214-0016694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/24/23

(AFFIX SEAL)

BEN COLLIER NOTARY PUBLIC TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NOAH B. HARPER	**SAME**	**075-08-0A-099.00-CO**
(NAME) **203 BROOKE CASTLE DRIVE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THE DON BASS FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **NOAH B. HARPER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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. 203, in a Horizontal Property Regime entitled Brooke Castle Condominiums, of record in Plat Book 6250, Page 627 and amended in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to The Don Bass Family Partnership, L.P., from Mary Alice Akins, Substitute Trustee, by Substitute Trustee's Deed dated February 24, 2017 of record in Instrument No. 20170224-0018693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Book 6250, Page 627; Surveyor's Certificate of Correction of record in Book 6680, page 905, re-recorded in Book 6727, Page 762; Matters shown on the Plan of record in Plat Book 6250, Page 691, Surveyor's Certificate of Correction of record in Book 6919, Page 571; Restrictive Covenants of record in Book 10007, Page 272, corrected in Book 10093, Page 527; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; Storm Water Detention Agreement of record in Book 6634, Page 229; Easement for trunk sewer and water lines granted to Cumberland Water Company in Book 4106, Page 812 and Page 816; Easement for Retention Basin of record in Book 6513, Page 857; Monthly Assessments as set forth in the Master Deed For Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; Easements as set forth in the Master Deed for Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747; and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **203 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this 8 day of Feb, 2022.

THE DON BASS FAMILY PARTNERSHIP, L.P.

Donna Bell, general partner

By: Donna Bell, General Partner

TRUDIE S. WESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **DONNA BELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of **THE DON BASS FAMILY PARTNERSHIP, L.P.**, the within-named bargainor, a Tennessee limited partnership, and that she, as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as General Partner.

Witness my hand and official seal at office this 8th day of Feb, 2022.

My commission expires: 3-6-24

Trudie S. Weston
Notary Public