WARRANTY DEED

Karen Johnson Davidson County
Batch# 825381 DEEDWARR
03/21/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20220321-0032184

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy Taylor	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
127 Brooke Castle Drive	3940 N Ravenswood Ave	075 08 0A 027.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Chicago, IL 60613	
(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, **we Jamison M. Torphy and Celina Torphy, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracy Taylor, an unmarried man**, 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 all of Unit No. 127, of Condominium Plat Brooke Castle Condominiums Planned Unit Development, established by the Master Deed of record in Book 6519, Page 747, and plan of record in Plat Book 6250, Page 627, as affected by Surveyor's Certificate of Correction of record in Book 6727, Page 762, all of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Jamison M. Torphy, a single man by Warranty Deed from Thomas Alan Harvill, an unmarried man, dated 07/29/2016 and recorded 08/02/2016, of record in Instrument 201608020079687, Register's Office for Davidson County, Tennessee.

The said Jamison M. Torphy has since married Celina Torphy.
The said Celina Torphy joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 6250, Page 627, as affected by Surveyor's Certificate of Correction of record in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer and Water Lines of recorded in Book 4106, Page 812, Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer of recorded in Book 4106, Page 816, Register's Office for Davidson County, Tennessee. Easement for Retention Basin of recorded in Book 6513,

Page 857, Register's Office for Davidson County, Tennessee. Storm water Detention Agreement of Easement recorded in Book 6634, Page 229, Register's Office for Davidson County, Tennessee. Easement in Warranty Deed of recorded in Book 6883, Page 759, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 739, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Book 7570, Page 312, re-recorded 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 ☒ 127 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 8th day of March, 2022.

Jamison M. Torphy

Celina Torphy

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 Jamison M. Torphy and Celina Torphy, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of March, 2022.

Notary Public:

My Commission Expires: 7·16·2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-8-22.

Tracey Trumphour
Affiant
Date: 3-8-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY