WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

X Johnnie M Bloise
Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME, THIS THE 1st April, 2006

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/02/04 15:10 2pgs
Fees:13.00 Taxes:221.63
20040402-0037588

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie M. Bloise	EMC	Map 75
(NAME) 134 Brooke Castle Drive	(NAME) 12200 East Llif Avenue, #104	Group 08-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Aurora, CO 80014	Parcel 34
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George V. Beebe and Debra K. Beebe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnnie M. Bloise, Unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 134, in the Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, Page 627, and amended in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George V. Beebe and Debra K. Beebe by deed from David P Rains of record in Deed Book 10331, page 334, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6519, Page 739; Book 7570, page 312; Book 7866, page 374, Register's Office for said County.

Easement as shown of record in Deed Book 4106, Page 812 and 816, Register's Office for said County.

Storm Water Easement as shown of record in Deed Book 6513, Page 857, Register's Office for said County.

Detention Agreement as shown of record in Deed Book 6634, Page 229, Register's Office for said County.

DEED TO HOA as shown of record in Deed Book 6883, Page 759, Register's Office for said County.

MASTER DEED of record in Deed Book 6519, Page 747; Book 6727, page 762, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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 ☒ property, known as 134 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this. 31st day of March, 2004.

George V. Beebe
by: Judy Rockensock
Atty-in-Fact

George V. Beebe

Debra K. Beebe
by: Judy Rockensock
Atty-in-Fact

Debra K. Beebe

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of March, 2004, before me personally appeared Judy Rockensock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George V. Beebe and Debra K. Beebe, and who acknowledged that the executed the same as the free act and deed of the said George V. Beebe and Debra K. Beebe* by virtue of that Power of Attorney, duly executed by the said George V. Beebe and Debra K. Beebe and appearing of record in Instrument Number 20040402-0037587 of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 31st day of March, 2004.

My Commission Expires: 6-4-06

Jennifer Marlin
Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File Number24020473
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122