WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,547.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha Candice Rick	Natasha Candice Rick	75-8-O-A/29-CO
(NAME)	(NAME)	
132 Brooke Castle Drive	132 Brooke Castle Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/04/04 08:14 2pgs
Fees:13.00 Taxes:209.22
20041104-0132876

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, Ricky L. Formosa, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natasha Candice Rick, unmarried and Teshia Yates Rodgers, married, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 132 Brooke Castle Drive, Hermitage, TN 37122
(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 hand this 27th day of October, 2004.

Ricky L. Formosa

Amanda L. Formosa

STATE OF TENNESSEE
COUNTY OF WILSON

Witness my hand and official seal at Mt. Juliet, Tennessee this 27th day of October, 2004.

Commission expires: ~~April 18, 2006~~

~~Melanie D. Davis~~

Notary Public

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

EXHIBIT A

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 132, in a Horizontal Property Regime as shown on the condominiums 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, Davidson County, Tennessee.

Being the same property conveyed to Ricky L. Formosa, unmarried by Deed from Aubrey H. Johnson Jr. and wife, Thea Johnson, dated 3/17/86, of record in Book 6808, page 26, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6250, Page 627, and Plat Book 6727, Page 762, Register's Office of Davidson County, Tennessee.

Subject to Charter for HOA as shown of record in Book 6519, Page 739, Book 7570, Page 312, and Book 7866, Page 374, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Record Book 6519, Page 747, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Record Book 6519, Page 768, Register's Office of Davidson County, Tennessee.

Subject to any homeowner/condominium association dues that may be assessed.