# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 15:07 1 pgs
Fees:13.00 Taxes:185.00

20060331-0036892

This Instrument Prepared Upon Information Furnished by Parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH 2006

Notary Public

MY COMMISSION EXPIRES:. 4/18/2006

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Aubrey Hiam, 301 Fairbanks Road, Goodlettsville, TN 37072**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | Tax ID |
|---|---|---|
| Robin Wheeler & Teresa Bamford | Robin Wheeler & Teresa Bamford | 075.08-0A-006.00-CO |
| 530 W. Main Street | 530 W. Main Street | |
| Hendersonville, TN 37075 | Hendersonville, TN 37075 | |

FOR AND CONSIDERATION OF THE SUM OF THIRTY EIGHT THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Aubrey Hiam, an individual** HEREINAFTER CALLED THE GRANTOR, HIS HEIRS AND ASSIGNS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Wheeler & Teresa Bamford**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT 101, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF BROOKE CASTLE, AS OF RECORD IN PLAT BOOK 6250, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION..

Being the same property conveyed to MARTY PENIX by Substitute Trustee's Deed dated MARCH 30, 2006 of record in Instrument Number 20060330-0035059 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Aubrey Hiam by Quit Claim Deed dated March 30, 2006 of record in instrument number 20060330-0036060 in the Register's Office of Davidson County, Tennessee.

This is improved ☐ unimproved property, known as 101 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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 my self, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Aubrey Hiam

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

On this 31st day of March, 2006, before me personally appeared Aubrey Hiam to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and official seal at Davidson County, this the 31st day of March, 2006.

Notary Public

Commission Expires: 4/18/2006

RONALD D. SAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN