# WARRANTY DEED

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-23-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Smeets | Robert Smeets | |
| (NAME) | (NAME) | |
| 101 Brooke Castle | 101 Brooke Castle Dr. | 75-8-A-6 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20061537 |

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, Robin Wheeler and Teresa Bamford**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Smeets and wife, Sonja Smeets**, 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. :

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,as corrected in Book 6680, page 905 and re-recorded in Book 6727, page 762 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Property commonly known as: 101 Brooke Castle Drive, Hermitage, Davidson County, Tennessee.

BEING all of the same property conveyed to Robin Wheeler and Teresa Bamford by Warranty Deed from Aubrey Hiam, an individual dated March 31, 2006 of record in Instrument No. 20060331-0036892, Register's Office for Davidson County, Tennessee.

Restrictions:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 6159, page 747 and in Book 6519, page 747, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 101 Brooke Castle Dr., Nashville, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/06/06 14:10 2 pgs
Fees:13.00 Taxes:214.60
20060706-0081121

Witness our hands this 30th day of June, 2006.

Robin Wheeler

Teresa Bamford

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robin Wheeler and Teresa Bamford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robin Wheeler and Teresa Bamford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2006.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

