Davidson County DEEDWARR
Recvd: 07/26/06 13:04 2 pgs
Fees:13.00 Taxes:295.63

20060726-0090316

13.00
295.63

WARRANTY DEED

B-REM-06-185

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Tabatha Edwards
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan A. Henthorne	~~First Franklin~~	
185 Brooke Castle Drive	(NAME) New Owner	75-8A-88.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we J. CHRISTINE ARTERBURN AND DAN F. ARTERBURN AND MARY ALICE ARTERBURN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN A. HENTHORNE, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 185 IN A HORIZONTAL PROPERTY REGIME OF BROOKE CASTLE CONDOMINIUMS OF RECORD IN PLAT BOOK 6250, PAGE 627, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6680, PAGE 905, AND RE-RECORDED IN BOOK 6727, PAGE 762, FURTHER AMENDED IN PLAT BOOK 6250, PAGE 691, AND IN DEED BOOK 6919, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO J. CHRISTINE ARTERBURN AND DAN F. ARTERBURN AND WIFE, MARY ALICE ARTERBURN BY WARRANTY DEED FROM E.W. WILKERSON AND HARRY D. BASS, RECORDED ON THE 26TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004260041346, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THE SAID J. CHRISTINE ARTERBURN HAVING SINCE MARRIED IS NOW J.CHRISTINE RUSSELL.

This conveyance is subject to Master Deed of record in Book 6519, Page747, said Register's Office.

This conveyance is subject to by-Laws of record in Book 6519, Page 768, said Register's Office.

This conveyance is subject to Charter of Homeowners' Association of record in Book 6519, Page 739, said Register's Office.

This conveyance is subject to Common Area of record in Book 6883, Page 759, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 185 Brooke Castle Drive, Hermitage, Tennessee 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), their heirs and 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), 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 19th day of July, 2006.

J. Christine Arterburn by Dan F. Arterburn as Attorney in Fact

Dan F. Arterburn

Mary Alice Arterburn by Dan F. Arterburn as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan F. Arterburn
the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of July, 2006, before me personally appeared Dan F. Arterburn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. Christine Arterburn and Mary Alice Arterburn and who acknowledged he/she/they executed the same as the free act and deed of the said J. Christine Arterburn and Mary Alice Arterburn.

Witness my hand and official seal, this the 19th day of July, 2006.

Rita B. Mitchell
Notary Public

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.