File No. 260701308

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/08/06 10:13 2 pgs
Fees:13.00 Taxes:230.14
20060808-0097152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Anessa Proctor	Bank of the South	075-08-A 53.00CO
(NAME) 152 Brooke Castle Dr.	(NAME) 551 North Mt. Juliet Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, John G Christiansen, and Wife, Rhonda D. Christiansen , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Anessa Proctor, unmarried, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 152, Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627 and Book 6727, Page 762 and in Book 6919, Page 571 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John G Christianson, and Wife, Rhonda D. Christiansen by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20010726-0079297, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 627, and amended in Book 6727, Page 762 and Book 6919, Page 571, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6519, Page 747, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 152 Brooke Castle Dr., 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(S), Her 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), 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.

Witness my/our hands this 4th day of August, 2006.

Rhonda D. Christensen

John G. Christiansen

By: Rhonda D. Christiansen
Rhonda D. Christiansen, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rhonda D. Christiansen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of August, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rhonda D. Christiansen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of John G. Christiansen (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/4/2006.

My Commission Expires: 11-28-09

, Notary Public.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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RETURN TO:
Cumberland Title
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