Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

File No. 260700450

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 11:11 2 pgs
Fees:13.00 Taxes:216.45
20060809-0097927

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

6060619

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

NOTARY PUBLIC AT LARGE
My Commission Expires May 24, 2008

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2006.

STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: ~~September 22, 2007~~ May 24, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Salgueiro	New owner	Map 075-08-0A Parcel 054.00
(NAME)	(NAME)	
149 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Shane Lee Dixon, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Salgueiro and Gloria Salgueiro, husband and wife,** 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:

Land in Davidson County, Tennessee, being all of Unit No. 149, on the Plan of Condominium Plat Brooke Castle, Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, page 627, as corrected in Plat Book 6680, page 905, and rerecorded in Plat Book 6727, page 762 (erroneously referred to page 726 in previous Deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Shane Lee Dixon, unmarried by Warranty Deed dated August 31, 20000 of record in Instrument No. 20000911-0089398, Register's Office for Davidson County, Tennessee.

This property subject to: 2006 property taxes, and every year thereafter, a lien but not yet due and payable; Master Deed and By-Laws of Record in Book 6519, page 747, said Register's Office; Charter of Home Owners Association of Record in Book 6519, page 739, Book 7570, page 312, and in Book 7866, page 374, said Register's Office; Retention Basin Easement of Record in Book 6513, page 857. said Register's Office; Storm Water Detention Agreement of Record in Book 6634, page 229, said Register's Office; Quit Claim Deed to Home Owners Association for the common area of Record in Book 6883, page 759, said Register's Office; Easement to Cumberland Water Company of Record in Book 4106, page 812, and in Book 4106, page 816, said Register's Office; Subject to Boundary Plat of Record in Plat Book 6250, page 691, and corrected in Book 6919, page 571, said Register's Office; Subject to any and all matters on plat of Record in Plat Book 6250, page 627, as corrected in Plat Book 6680, page 905, and rerecorded in Plat Book 6727, page 762; all in the Register's Office for Davidson County, Tennessee.

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 149 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 I do further covenant and bind myself, my 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/our hands this 8th day of August, 2006.

Shane Lee Dixon By Sonja Robinson Attorney In Fact

Shane Lee Dixon, by Sonja Robinson, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this ~~31st~~ 7th day of ~~July~~ August, 2006, before me personally appeared Sonja Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Shane Lee Dixon, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 8th day of August, 2006.

Commission expires: September 22, 2007

Julia A Hirt Notary Public

(seal)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number: 260700450

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122