WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 09:32 2 pgs
Fees:13.00 Taxes:227.55

20060821-0102613

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Michael Doebelin	Michael Doebelin	
(NAME)	(NAME)	
105 Brooke Castle	105 Brookecastle	75-8-A-7
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061734

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mary D. King**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Doebelin**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 105 Brookecastle, 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, his/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 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 GRANTEE, his/her 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.

Witness my hand this 17th day of August, 2006.

Mary D. King

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 17th day of August, 2006.

Commission expires: 3/24/09

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 105 in a Horizontal Property Regime as shown on the condominium site plan, Brooke Castle as of record in Plat Book 6250, page 156, and as amended subsequently in the Register's Office of Davidson County, Tennessee, together with all the rights and obligations set out in the Master Deed appearing of record Book 6519, page 747, Register's Office for said County.

BEING all of the same property conveyed to Mary D. King by Warranty Deed from David B. Kitchen and wife, Kathryn L. Kitchen, dated January 15, 1987 and filed of record in Book 7109, Page 470, Register's Office for Davidson County, Tennessee.

Property commonly known as 105 Brooke Castle Drive, Hermitage, TN 37076.