WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/06 12:32 2 pg
Fees:13.00 Taxes:229.40

20060908-0111473

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Grimsley	Peoples Home Equity Inc.	75-8A/29
(NAME)	(NAME)	
132 Brooke Castle Drive	12 Music Circle South	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Natasha Candace Rick, single and Teshia Yates Rodgers, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Grimsley, a single person, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 132, in a Horizontal Property Regime as shown on the condominiums site plan of Brooks Castle Condominiums, as of record in Book 6250, Page 627 and amended in Book 6727, Page 762, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Natasha Candace Rick, single and Teshia Yates Rodgers, married, by Warranty Deed from Ricky L. Formosa, unmarried, dated October 27, 2004, of record in Instrument 20041104-0132876, Register's Office for Davidson County, Tennessee.

This property is subject to all matters of record in Plat Book 6250, page 627, and as amended in Plat Book 6727, Page 762; Charter for Homeowners' Association of record in Book 6519, page 739, Book 7570, Page 312 and Book 7866, Page 374; Master Deed as shown of record in Record Book 6519, Page 747; By-Laws as shown of record in Record Book 6519, Page 768, 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 132 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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of September, 2006.

Natasha Candace Rick

Teshia Yates Rodgers

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Natasha Candace Rick and Teshia Yates Rodgers, the bargainor(s), with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Mount Juliet, Tennessee this 5th day of September, 2006.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public