File No. 260900737

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/06 09:28 2 pgs
Fees:13.00 Taxes:225.70
20060922-0117569

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00.

x Yvonne Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Ferguson	Yvonne Ferguson	075080A00900
(NAME) 115 Brooke Castle Dr.	(NAME) Same	
(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 BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Judy A. Baltz, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvonne Ferguson, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 115 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominium, as of record in Book 6250, page 627, and as amended in Book 6250, page 691 and by Surveyor's Certificate of Correction of record in Book 6680, page 905, and re-recorded at Book 6727, page 762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy A. Baltz, unmarried, by deed (DB) from John M. Jones and wife, LeAnne Jones, of record in Deed Book 11550 and Page 711 on 09/15/2006 and filed for record on 06/30/1999 , Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250 and Page 627; Book 6250 and Page 691, Register's Office of 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 115 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 20th day of September, 2006.

Judy A. Baltz
By Linda L. Salts, Attorney -in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda L. Salts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judy A. Baltz, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20060922011756 8, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Judy A. Baltz, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 20th day of September, 2006.

My Commission Expires:

MY COMMISSION EXPIRES
OCTOBER 12, 2008

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260900737

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122