File No. 261100690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Wayland Merle Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/01/07 13:09 2 pgs
Fees:13.00 Taxes:234.95

20070201-0013343

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
Wayland Merle Ellis	Wayland Merle Ellis	Map 075-08-0A Parcel 022.00
(NAME)	(NAME)	
117 Brooke Castle Drive	117 Brooke Castle Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Raquel Munoz, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayland Merle Ellis, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 117, on the Plan of Condominium Plat Brooke Castle Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, Page 627, and corrected by Surveyors Certificate of Correction in Book 6680, Page 905, Book 6727, Page 762, and Book 6919, Page 571 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 Raquel Munoz by Warranty Deed dated February 28, 2006 and filed of record in Instrument No. 20060303-0025026, Register's Office for Davidson County, Tennessee.

This property is subject to: Real Property Taxes for the year 2007 and thereafter a lien, not yet due and payable; Master Deed and By-Laws of record in Record Book 6519, Page 747, said Register's Office; Home Owner's Association Charter of record in Record Book 6519, Page 739, Record Book 7570, Page 312, and Record Book 7866, Page 374, said Register's Office; Retention Basin Easement of record in Record Book 6513, Page 857, said Register's Office. Storm Water Detention Agreement of record in Record Book 6634, Page 229, said Register's Office; Quit Claim to Home Owners Association for common area of record in Record Book 6883, Page 759, said Register's Office; Easement to Cumberland Water Company of record in Record Book 4106, Pages 812 and 816, said Register's Office; Subject to plat of record in Record Book 6250, Page 691 and corrected in Record Book 6919, Page 571, said Register's Office.

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 117 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 GRANTEE, his 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 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 29 day of January, 2007.

Raquel Munoz

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Raquel Munoz, with whom ~~I am personally acquainted~~, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of January, 2007.

Commission expires: Mar 23, 2009

RENE MC LEAN
Commission # 1559664
Notary Public - California
Los Angeles County
My Comm. Expires Mar 23, 2009

Notary Public

File Number: 261100690

RETURN TO:

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