WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/07 15:45 2 pgs
Fees:13.00 Taxes:270.10

20071119-0135466

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Bobby J. Hailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2007.

Kelly Bach
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

KELLY BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby J. Hailey	Countrywide Home Loans	090580A00700C0
(NAME)	(NAME)	
105 Brooke Castle Drive	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072365

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, Michael Doebelin**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bobby J. Hailey**, 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. :

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 Michael Doebelin by Warranty Deed from Mary D. King dated August 17, 2006 of record in Instrument No. 20060821-0102613, Register's Office for Davidson County, Tennessee.

Restrictions:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to master deed of record in Book 6519, page 747, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 105 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/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 15th day of November, 2007.

Michael Doebelin

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 15th day of November, 2007.

Commission expires: 5/23/2011

KELLY BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public