File No. 280201024

WARRANTY DEED

TRACEY TRUMP HOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,300.00

Sandra L. Gonzales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Tracey Trump Hour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/04/08 15:23 3 pgs
Fees:18.00 Taxes:274.91
20080304-0021786

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Gonzales	Franklin American Mortgage Company	075-08-0A-064.00
(NAME) 157 Brooke Castle Drive	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(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,

John G. Christenson, Married,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra L. Gonzales, unmarried woman,

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:

Being Unit No. 157 on the Condominium Plat Brooke Castle Planned Unit Development, as of record in Plat Book 6250, Page 627 and corrected in Book 6680, Page 905 and rerecorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John G. Christenson, Married by Deed dated October 2, 2007 from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record in Instrument number 20071005-0118961, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

Master Deed By-Laws as shown of record in Deed Book 6519, Page 747, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6519, Page 739; Book 7570, Page 312; Book 7866, Page 374, Register's Office for said County.

Subject to Homeowner's Association Dues.

Retention Basin Easement as shown of record in Deed Book 6513, Page 857, Register's Office for said County.

Stormwater Detention Agreement shown of record in Deed Book 6634, Page 229, Register's Office for said County.

Quit Claim Deed to HOA for common areas shown of record in Deed Book 6883, Page 759, Register's Office for said County.

Cumberland Water Company Easement as shown of record in Deed Book 4106, Page 812; Book 4106, Page 816, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 157 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(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 29th day of February, 2008.

John G. Christenson By R Forkum By ATT IN FACT

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, R. Forkum, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in 20080304-0021785 e _____, Registers Office for Davidson, the **Attorney-in-Fact** of John G. Christenson, Married (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 2/29/2008.

My Commission Expires:. 6-27-2011

Wendy L. Locke, Notary Public.

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

File Number: 280201024
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, _____Mandy Alsup_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

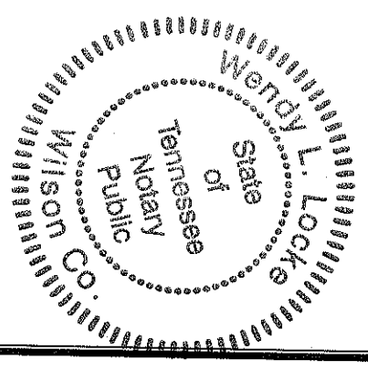
COUNTY OF WILSON

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 6-27-2011



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