WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 72,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF **June, 2008**

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/18/08 14:58 2 pgs
Fees:13.00 Taxes:267.14

20080718-0074055

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060044

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Pack and Amanda D. Knies	Same	**075-08-A 53.00 CO**
(NAME) **152 Brooke Castle Dr.**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(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, **Mary Anessa Proctor, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy R. Pack and Amanda D. Knies, unmarried, joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 152, BROOKE CASTLE Condominiums, as shown on plat of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905, rerecorded in Book 6727, Page 762, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from John G. Christiansen, and Wife, Rhonda D. Christiansen to Mary Anessa Proctor, unmarried as recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097152 and Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. to John G. Christiansen and Rhonda D. Christiansen as recorded on the 26th day of July, 2001 in Instrument No. 20010726-0079297, in the Register's Office of Davidson County, Tennessee.

Jay H. Tennant, spouse of Mary Anessa Proctor, joins in the execution of this instrument for the purpose of waiving any and all marital interest he may have to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **152 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **June, 2008.**

Mary Anessa Proctor by E. Dean Proctor, her Attorney in Fact
Mary Anessa Proctor

Jay H. Tennant

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **E. Jean Proctor** , whom I am personally acquainted, or proved on the basis of satisfactory evidence, and upon her/his/their oath acknowledged that she executed the forgoing instrument on behalf of **Mary Anessa Proctor,** for the purpose therein contained, according to the Power of Attorney duly executed and signed by the said **Mary Anessa Proctor** , and appearing of record at Instrument Number 20080718:0074054, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at **Hermitage** , Tennessee, this **6/27/2008** .

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

MY COMMISSION EXPIRES: 6/21/2011

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Jay H. Tennant**, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and upon her/his/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at **Hermitage** , Tennessee, this **6/27/2008** .

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

MY COMMISSION EXPIRES: 6/21/2011