Karen Johnson Davidson County
Batch# 322383 DEEDWARR
12/02/2019 08:41:00 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20191202-0123159

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To: New Owner	Map-Parcel Nos.
Michael J. Luning 10924 Sequoia Road Forestville, CA 95436	10924 Sequoia Road Forestville, CA 95436	075-08-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA G. GROGAN, as Conservator over the person and property of JOHNNIE MAE BLOISE, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **MICAHEL JAMES LUNING, a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 134, on the Horizontal Property Regime for Brooke Castle Condominiums, as recorded in the Master Deed of record in Book 6519, Page 747, and shown in Book 6250, Page 627 as amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHNNIE M. BLOISE, UMMARRIED, by deed from GEORGE V. BEEBE AND DEBRA K BEEBE, of record in Instrument No. 20040402-0037588, dated March 31, 2004, said Register's Office.

The said Barbara G. Grogan was duly appointed Conservator over the person and property of JOHNNIE MAE BLOISE, pursuant to Court Order entered on August 8, 2019 in the Davidson County Seventh Circuit Court, Docket Number: 19P1185

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$100,000.00**.
Subscribed and sworn to before me
This the 18th day of November, 2019.
My Commission Expires: 2/25/2020

Affiant

Notary Public

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18th day of November, 2019.

Barbara G. Grogan, Conservator

BARBARA G. GROGAN, ***Conservator over the person and property of Johnnie Mae Bloise***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **BARBARA G. GROGAN, Conservator over the person and property of Johnnie Mae Bloise,** the within named bargainor, 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 and official seal at Goodlettsville, Tennessee, this the 18th day of November, 2019.

Devin F. Park

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

My Commission Expires: 1/25/22