BOOK 5538 PAGE 710

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-2-A-96	Mr. Keith Herrell	Fidelity Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S) 7DA-79232	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 511222-0 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein, to pay the principal balance now due, plus future interest on a certain note dated June 12, 1978, in the original principal sum of $25,100.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Merritt D. Goetz and wife, Elizabeth H. Goetz, to Vaden Lackey, Jr., Trustee, as of record in Book 5298, page 593,

MERRITT D. GOETZ, JR., and wife, ELIZABETH H. GOETZ

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KEITH HERRELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit M-13 of Hobbs House Condominium Apartment, as of record in Book 4595, page 74, amended in Book 5200, page 54 and by Master Deed of record in Book 5289, page 515, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Merritt D. Goetz, Jr., and wife, Elizabeth H. Goetz, by deed from Andrews Properties, Inc., as of record in Book 5298, page 591.

This conveyance is made subject to all of the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of November , 19 79

Merritt D. Goetz, Jr.
Merritt D. Goetz, Jr.

Elizabeth H. Goetz
Elizabeth H. Goetz

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Merritt D. Goetz, Jr., and wife, Elizabeth H. Goetz the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1979.

My commission expires: 4-18-82

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 79

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

937 | WARRANTY DEED | FROM MERRITT D. GOETZ, JR., & WIFE | TO KEITH HERRELL | 12½ 107.00 QUICK

F 66203

IDENTIF. REFERENCE

DEC 3 3 26 PM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the foregoing and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

39000.00- CO
101.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
9377A12/03/79 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66203

IDENTIFICATION REFERENCE

DEC 3 3 26 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 729152