Mail

THIS INSTRUMENT PREPARED BY:
MARVIN G. MEIGGS, JR., Atty. at Law
126 North Water Street
Gallatin, Tn. 37066

BOOK 5757 PAGE 103

# WARRANTY DEED

FROM: RAMONA V. WELDON and husband, RICHARD K. WELDON

TO: LORRAINE M. MEIXNER

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| LORRAINE M. MEIXNER | THIRD NATIONAL MRTG. CO. | 43 - 13A - 57 |
| 323 Forrest Park Rd. | P.O. Box 2628 | |
| Apartment No. 5-9 | Nashville, Tn. 37219 | |
| Madison, Tenn. 37115 | | |

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STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 34,950.00.

Loraine M Meixner
AFFIANT

Subscribed and sworn to before me, this the 8th day of June, 1981.

My Commission Expires: 8/13/81

M. G. Meiggs
NOTARY PUBLIC

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, RAMONA V. WELDON and husband, RICHARD K. WELDON, hereinafter called "GRANTORS" (whether one or more persons or entities) have this day bargained and sold, and do hereby transfer and convey unto LORRAINE M. MEIXNER, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 5-9, of Robin Hood Condominiums created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to RAMONA V. WELDON by deed from KAROLYN RUTH MILLER (now Harvill) and husband, LOUIS HARVILL of record in Book 5632, Page 630, Register's Office for Davidson County, Tennessee.

It is understood and agreed that GRANTEE does assume the indebtedness secured by Deeds of Trust of record in Book 5389, Page

06/13 1980 24' CHECK

408, and Book 5389, Page 411, as consolidated and modified in the Consolidation Mortgage Agreement of record in Book 5627, Page 640, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 5-9, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except:

1. Taxes for the year 1981.

2. All terms and provisions of the Master Deed of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, Page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, Page 314, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, Page 486, Register's Office for Davidson County, Tennessee.

6. Such liens and other matters which may be recorded in the Register's Office for Davidson County, Tennessee.

7. The Deeds of Trust described above assumed by Grantee.

8. Rights of tenants under existing lease, if any.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruemnts creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Robin Hood Condominium Association, Inc. in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 8th day of June, 1981.

Ramonda V. Weldon
RAMONDA V. WELDON

Richard K. Weldon
RICHARD K. WELDON

"GRANTORS"

Lorraine M Meixner
LORRAINE M. MEIXNER

"GRANTEE"

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAMONA V. WELDON, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seat at Hendersonville, Tennessee this 8th day of June, 1981.

M. D. McCuiston
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8/13/84

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD K. WELDON, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of June, 1981.

M. D. McCuiston
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/13/84

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LORRAINE M. MEIXNER, the bargainor, with whom I am personally acquainted and who acknowledged that she executed with within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of June, 1981.

M. D. McCuiston
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8/13/84

G.4.6.1.1.3

IDENTIF. REFERENCE

JUN 15 9 37 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5757 PAGE 106

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 |
|---|---|---|---|---|
| | | | 34950.00- | CO |
| | | | 90.74 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 100.24- |
| | | | 1060A06/15/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.6.1.1.3

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IDENTIF. REFERENCE

JUN 15 9 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827164