17229

06/17 87.62- CHECK

WARRANTY DEED BOOK 5758 PAGE 410

FROM: Greg McCoy and wife, Cathy McCoy, Grantors

TO: Nancy Paden, Grantee

This instrument was prepared by:
Frank M. Garrison
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Nancy Paden<br>Villager Condominiums # H-14<br>2601 Hillsboro Road<br>Nashville, Tennessee 37215 | Same | 117-3-B<br>125 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Thirty-One Thousand Two Hundred Fifty and no/100 Dollars ($31,250.00).

Nancy Paden
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 19 87.

Notary Public

My Commission Expires: 4-17-87

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. H-14, parcel 125, in a Horizontal Property Regime which is located on the Revised Plat of The Villager, of record in Book 5200, Page 154, Register's Office for Davidson County, Tennessee, together with any interest in the common elements of said Regime appurtenant thereto.

Being the same property conveyed to Greg McCoy by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5444, Page 888, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 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; 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 thereof; 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 Villager Condominiums of record in Book 5434, Page 665, and by deed of correction, of

record in Book 5487, page 967, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

This is improved property, known as Unit No. H-14, Villager Condominiums, 2601 Hillsboro Road, Nashville, Tennessee 37215.

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, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as follows:

Metro property taxes for 1981 unpaid.

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

Witness our hands this 17 day of June, 1981.

T IDENTIF. REFERENCE
JUN 17 2 10 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

G.4.6.6.4.0

Greg McCoy
GREG McCOY

Cathy McCoy
CATHY McCOY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lois M. Talley, a Notary Public in and for said County and State, the within named GREG McCOY and wife, CATHY McCOY, the bargainor, 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 seat at Nashville, Tennessee, this 17th day of June, 1981.

Lois M. Talley
Notary Public

My Commission Expires: 4-17-83



FMG/6-17-81

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5758 PAGE 412

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 31250.00- CO | |
| | | | 81.12 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 87.62- |
| | | | 1729A06/17/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.6.6.4.0

IDENTIF. REFERENCE

JUN 17 2 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827813