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H90534

# WARRANTY DEED

FROM: Town & Country Properties, Inc.

TO: John Stanley Sergent and wife, Carole M. Sergent

BOOK 6189 PAGE 291
IDENTIF. REFERENCE

DEC 6 3 25 PM '83
FELIX ... REGISTER
DAVIDSON COUNTY, TN

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Mr. & Mrs. John Stanley Sergent<br>3747 Whitland Avenue<br>Nashville, TN 37205 | Metropolitan Federal Savings & Loan Association<br>P.O. Box 8886<br>Nashville, TN 37202 | Map 147-2-B<br>Parcel |

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $33,700.00

John S. Sergent
Affiant

Subscribed and sworn to before me, this the 8th day of November, 1983.

Stephen C Baker
Notary Public

My Comm. Expires: 1-22-84

STEPHEN C BAKER NOTARY PUBLIC AT LARGE STATE OF TN

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Town & Country Properties, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto John Stanley Sergent and wife, Carole M. Sergent, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit D-114, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188 page 744, 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 to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Town & Country Properties, Inc. by deed from Nelson C. Andrews and wife, Susan Adams Andrews of record in Book 6048, page 281, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit D-114, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy

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furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors 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 instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of December 1, 1983.

John Stanley Sergent

Carole M. Sergent

"GRANTEE"

TOWN & COUNTRY PROPERTIES, INC.

BY: Guy S. Tallent

TITLE: Vice Pres

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Guy S. Tallent with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Town & Country Properties, Inc., a Tennessee corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself as Vice President.

Witness my hand and seal, in Nashville, Tennessee, this the 1st day of December, 1983.

My Commission Expires: 7-21-85

Deborah K Lightfoot
NOTARY PUBLIC

DEBORAH K. LIGHTFOOT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Stanley Sergent and Carole M. Sergent, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee this the 8th day of November, 1983.

My Commission Expires: 1-22-84

Stephen C Baker
NOTARY PUBLIC

STEPHEN C BAKER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF _____ )
COUNTY OF _____ )

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

Witness my hand and seal, in _____ this the ____ day of _____, 19___.

My Commission Expires: _____

_____
NOTARY PUBLIC

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6189 PAGE 294

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

33700.00- CAMT.
87.62 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 97.12-
7599A12/06/83 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 9 0 5 3 4

T.
IDENTIF. REFERENCE

DEC 6 3 23 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.998275