This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142-81-38 | Mr/Mrs Larry L. Corwin<br>PO Box 160<br>Brentwood TN 37027 | New Owner<br>BOOK 6443 PAGE 522 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 9D-2191 | 131 Holly Forest | 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,

CHARLES J. SANDERS, III and wife, SHARON R. SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY L. CORWIN and wife, JOYCE L. CORWIN

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 part of Coronada, a condominium, as shown on the Plan of record in Book 4850, page 26, and being more particularly described as follows:

Unit No. 38 on said Plan, being located at 131 Holly Forest, as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc., as of record in Book 4901, page 679 and Book 4901, page 702, respectively.

Being the same property conveyed to Charles J. Sanders, III, by deed from James D. Gilmore as of record in Book 5082, page 824 and by deed from Mary Virginia Sanders, as of record in Book 5205, page 559.

This conveyance is being made subject to all provisions of the Horizontal Property Act, as set out in Code Sections 64-2701 et seq. of the Tennessee Code Annotated, as amended; terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Coronada a Condominium, as of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269 and the By-Laws of Coronada Condominium Association, Inc., as of record in Book 4901, page 702.

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.

CHECK

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 6th day of December, 1984.

Charles J. Sanders, III

Sharon R. Sanders

3525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6443 PAGE 523

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles J. Sanders, III and wife, Sharon R. Sanders 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 6th day of December, 1984.

My commission expires: 4-20-86

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF December 1984

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

CHARLES J. SANDERS, III AND WIFE, SHARON R. SANDERS

TO

LARRY L. CORWIN AND WIFE, JOYCE L. CORWIN

I 68617

IDENTIF. REFERENCE

DEC 7 2 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 32

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 bargainor, 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

BOOK 6443 PAGE 524

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

105000.00- CAMT.
283.40 CSTAX
.50 PRFEE.
6.00 WDEED
CHECK 289.90-
3525A 12/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 6 1 7

T
IDENTIF. REFERENCE

DEC 7 2 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91397