This document prepared by:
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return
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NASHVILLE, TN 37215

# WARRANTY DEED

BOOK 6794 PAGE 889

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| Jan Abby Liff<br>401 Bowling Avenue #100<br>Nashville, TN 37215 | Same | 104-13B-692<br>7DA 71899 |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN F. JACQUES and wife JANE BERRY JACQUES, Grantors, have this day bargained and sold and do hereby transfer and convey unto the said JAN ABBY LIFF, Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 92 on the Plan of Richmeade Place, Section VI as shown on Plat of record in Book 5210, Page 357, Register's Office for Davidson County, Tennessee, reference to which Plan is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

BEING part of the same property conveyed to Sheridan Construction Company by Deed from Union Bank, of record in Book 4957, Page 591, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the matters shown on Exhibit A attached hereto and by this reference incorporated herein.

BEING the same property conveyed to John F. Jacques and wife, Jane Berry Jacques by Deeds of record in Book 6015, Page 950, Book 6047, Page 644, Book 6185, Page 778 and Book 6375, Page 981, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Jan Abby Liff, 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 as shown on Exhibit A hereto.

Grantors further bind themselves and their representatives to warrant and forever defend the title to said real estate to said Jan Abby Liff, her heirs and assigns, against the lawful claims of all persons except as shown on Exhibit A hereto.

This is improved property known as No. 100, Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37215.

Executed this 21st day of February, 1986.

GRANTORS

JOHN F. JACQUES

JANE BERRY JACQUES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN M. BAIRD, a Notary Public in and for said County and State, John F. Jacques and wife Jane Berry Jacques, the within-named 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 seal at Nashville, Tennessee, this 21st day of February, 1986.

Notary Public

My Commission Expires:

7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $162,000.00.

Robert H Franke
Affiant

Sworn to and subscribed before me this 28 day of Feb, 1986.

Notary Public

My Commission Expires:

4-14-87

7.9989

IDENTIFICATION REFERENCE

MAR 4 9 07 AM '86

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A



(a) Taxes for 1986, a lien, but not yet due and payable. (104-13B-92, 7DA 71899)

(b) Dedication of Common Areas to Richmeade Place Homeowners Association, Inc. of record in Book 5778, page 448, Register's Office for Davidson County, Tennessee.

(c) Declaration of Covenants, conditions, and restrictions, containing easements, covenants, restrictions, liens and charges, all as set out in the instrument of record in Book 4941, page 637, et seq., said Register's Office, Charter and Articles of Incorporation of Richmeade Place Homeowners Association, Inc. appended thereto at page 685, et seq. the By-Laws of Richmeade Place Homeowners Association, Inc. of record in Book 4941, page 689 et seq., said Register's Office and the Charter and Articles of Incorporation of Richmeade Place Home Owners' Association, Inc. of record in Book 4942, page 633, et seq. said Register's Office.

By a First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5019, page 946, et seq, said Register's Office, the provisions of said above enumerated instruments were extended to include additional annexed land described therein.

By an instrument of record in Book 5036, page 338, et seq, said Register's Office the aforesaid Declaration of Covenants, conditions and restrictions were amended as set forth therein.

By an instrument of record in Book 5036, page 340, et seq, Register's Office for Davidson County, Tennessee, the aforesaid By-Laws were also amended as set forth therein

An instrument containing the same provisions as the aforesaid First Supplemental Declaration recorded in Book 5019, page 946, et seq, said Register's Office bearing a later date of execution by the same parties, is recorded in Book 5039, page 256, et seq, said Register's Office.

By a Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5094, page 473, said Register's Office, all of the abovementioned instruments extended to embrace additional annexed land described therein.

By instrument of record in Book 5213, page 945, et seq., said Register's Office the By-Laws of Richmeade Place Homeowners Association, Inc. recorded in Book 4941, page 689, et seq. said Register's Office were amended as set out in said amendatory instrument.

By a Third Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5238, page 385, et seq. said Register's Office all of the above mentioned instruments were extended to embrace additional annexed land of which captioned premises is a part.

By a Fourth Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5408, page 210, said Register's Office.

By a Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5733, page 628, Register's Office for Davidson County, Tennessee, all of the above instruments were extended to embrace additional annexed land, of which captioned premises is a part. This covered by this

(d) The Plan of record in Book 5210, page 357, said Register's Office, shows an Owner's Certificate, certain easements for public utility and drainage purposes and setback lines, within the boundaries of the Site Plan of Section Six, Richmeade Place and said certificate provides a prohibition respecting the alteration or change of the plan unless approved by the Metropolitan Planning Commission, and the Metropolitan Board of Zoning Appeals and the following reservations: "Easements for ingress and egress are reserved hereby upon all access easements as shown hereon, or upon any approved revision hereof, for the benefit of the purchasers of individual units within the development, their invitees, leases, and other parties claiming by, through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public."

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 6794 PAGE 992

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

160000.00- CAMT.
421.20 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 430.70-
9430A03#04/86 BAL .00

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

7.9.9.8.9.

IDENTIFICATION REFERENCE

MAR 4 9 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 223841**