File 35

# WARRANTY DEED

FROM: Paula F. Pierce, and husband, George E. Pierce, Grantors

TO: Peter T. Loosen and Laura D'Angelo Loosen, Grantees

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

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Address New Owner(s) as Follows:

156 Valley Forge
Nashville, TN 37205

Send Tax Bills To: Same

Map-Parcel Numbers

116-8G-156

Field Book Numbers

7DA-72838

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety Thousand Dollars ($290,000.00).

Paula F. Pierce
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Paula F. Pierce and husband, George E. Pierce, Grantors, have bargained and sold, and by these presents does transfer and convey unto the said Peter T. Loosen and Laura D'Angelo Loosen, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee being a certain building site (lot) identified as No. 156, as shown on the Plan of Sugartree, Phase 3, as of record in Book 5050, page 67-71, Register's Office for Davidson County, Tennessee to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on

said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

BEING the same property conveyed to PAULA F. PIERCE, by DEED from MICHAEL FOX CONSTRUCTION. CO., INC. of record in Book 5768, page 574, Register's Office for Davidson County, Tennessee.

This is improved property, known as 156 Valley Forge, Nashville, Tennessee 37205.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantees.

2. The revised Plan of record in Book 5050, pages 67-71, Register's Office as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.

3. Subject to the liens for any unpaid assessments and/or special assessments.

4. Subject to all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4874, page 463, as amended in Book 4911, page 356; and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment, of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article 1, Paragraph 4 of the Declaration of Covenants, Conditons and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as further amended by instrument of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee, amending Article 8, Section 2 thereof. Also as further amended by instruments of record in

Book 5514, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee.

5. The Revised Plan of Sugartree, Phase #3, of record in Book 5050, pages 67-71, said Register's Office, shows certain minimum building setback lines, easements, access limitations; and also an Owner's Certificate to which plan reference is hereby made for the location and dimensions thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantees 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 7th day of April, 1986.

Paula F. Pierce
PAULA F. PIERCE

George E. Pierce
GEORGE E. PIERCE

05445

IDENTIFICATION REFERENCE

MAY 30 9 13 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, PAULA F. PIERCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18 87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, GEORGE E. PIERCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of April, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18 87

0071K/4-4-86

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6871 PAGE 319

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

290[illegible].00- 201T.
754.00 STAX
.50 [illegible]REC
12.00 MREC
[illegible]K 766.50-
5517AU5/23/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 4 4 5

IDENTIFICATION REFERENCE

MAY 30 9 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253219