THIS INSTRUMENT PREPARED BY:
Davis
Stra
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

Box 36

WARRANTY DEED

MAP AND PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
145-15-0A-33 CO	Mr/Mrs Stephen M.Erixon	New Owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	5215 Shenandoah Court	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,

13979

IDENTIFICATION REFERENCE

MAR 18 3 33 PM '88

PAUL Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

BOOK 7494 PAGE 721

7529 03/18 0101 03CHECK 689.42

S. R. BLANTON DEVELOPMENT, INC., (formerly S.R. Blanton Construction, Inc.)

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto STEPHEN M. ERIXON and wife, MARCIA T. ERIXON

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 Unit No. 5A on the Plan of Stratford Place Residential Condominiums, according to the Master Deed of record in Book 6472, page 47, as amended in Book 7140, page 592, re-recorded in Book 7234, page 801, Book 7353, page 472 and Book 7426, page 234, Register's Office for Davidson County, Tennessee, and Plan of record in Book 6250, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to S. R. Blanton Construction, Inc., by deed from SIM Stratford Place Partners, as of record in Book 7336, page 244, Register's Office for said County, the said S. R. Blanton Construction, Inc., having heretofore merged with S. R. Blanton Development, Inc., as evidenced by Articles of Merger filed in the Office of the Secretary of State of Kentucky and the Secretary of State of Tennessee.

This conveyance is made subject to covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title created by Tennessee "Horizontal Property Act" Tennessee Code Annotated, and as set out in Master Deed in Book 6472, page 47 thru 96, as amended in Book 7140, page 592, and re-recorded in Book 7234, page 801, Book 7353, page 472 and Book 7426, page 234, and all matters shown on the recorded plan referred to above.

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 siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1988 taxes which have been prorated and assumed by Grantee.

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, successorsand 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 17 **day of** March **,19** 88

S.R. BLANTON DEVELOPMENT, INC.

BY: _____

Steven R. Blanton, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7494 PAGE 722

Before me, the undersigned, 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, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, 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, (or proved to me on the basis of satisfactory evidence), 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 OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$243,900.00 /Marcia J. Erixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March 19 88

COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL) Vicki Watts
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
S.R. BLANTON DEVELOPMENT, INC.

TO
STEPHEN M. ERIXON AND WIFE,
MARCIA T. ERIXON

Box X

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

Steven R. Blanton and _____,

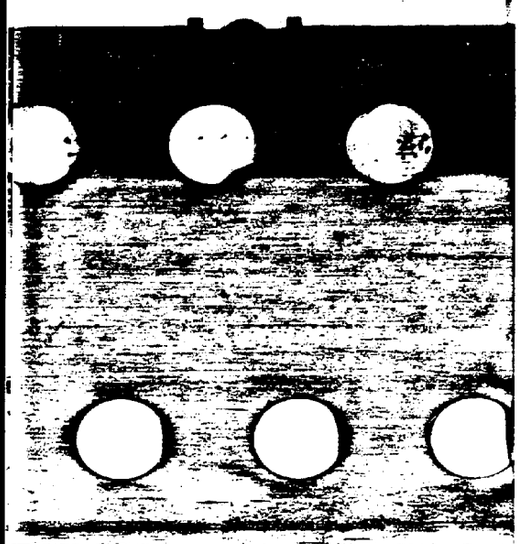
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of S.R. Blanton Development, Inc., a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Steven R. Blanton as such President and attesting the same by the said _____ as such _____.

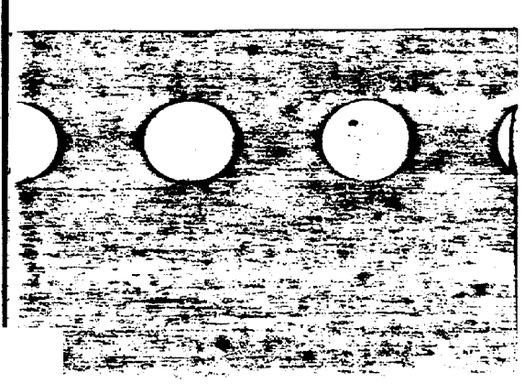
Witness my hand and official seal at Nashville, Tennessee, this, the _____ day of March, 1988.

My commission expires: 5-13-90

Vicki Watts
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7494 PAGE 723

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 243900.00
CON TX 682.92
PRFEE 0.50
WDEED 6.00
TOTAL 689.42
CHECK 689.42

03/18/88 01 15:37 0001 7529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3975
IDENTIFICATION REFERENCE
MAR 18 3 33 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 72128