WARRANTY DEED (For Typewriter) (Box 607-1) Revised MARSHALL & BRUCE - NASHVILLE

# WARRANTY DEED

BOOK 8164 PAGE 140

Mail

This instrument prepared by:

WHITE, REGEN & STUART, ATTORNEYS (Name) 110 N. MATHIS DRIVE (Street address or Route Number)

DICKSON (City) TENNESSEE (STATE) 37055 (ZIP CODE)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mrs. Julie G. Carroll (NAME:) | National Mortgage Company (NAME:) | |
| 114 West Circle Dr. (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Map 142-09-0-F |
| Burns, Tn 37029 (CITY) STATE (ZIP CODE) | Memphis, TN 38118 (CITY) STATE (ZIP CODE) | Parcel 600.00 CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- DOLLARS

($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged;

we, James D. Dick and wife, Sandra J. Dick,

have bargained and sold, and by these presents do transfer and convey unto the said

Julie G. Carroll, her

heirs and assigns, a certain tract or parcel of land in ~~XXXXXXXXX~~ Davidson County, State of Tennessee, as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows:

Unit No. 600, together with the Carport designated No. 600-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900 at pages 514, 515, 516, and 517, as amended in Book 6900 at page 654, et. seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417 at pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417 at pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389 at page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Dick and wife, Sandra J. Dick, by warranty deed from Haury and Smith Contractors, Inc., dated October 17, 1989, of record in Book 7963 at pages 260-262 in the Register's Office for Davidson County, Tennessee.

bmw

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The previous and last conveyance being a Deed to (same as above)

from

Registered in Register's Office of ..... County, State of Tennessee,

in Vol. ..... Page .....

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Julie G. Carroll, her

heirs and assigns, forever. And we do covenant with the said Julie G. Carroll

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

Julie G. Carroll, her

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 26th day of July, 1990

Witness:

James D. Dick

James D. Dick

Sandra J. Dick

Sandra J. Dick

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19....., at ..... O'Clock ..... M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

## STATE OF TENNESSEE, DICKSON COUNTY

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Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James D. Dick and wife, Sandra J. Dick,

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Dickson, Tennessee, this 26th day of July, 19 90

My Commission Expires 12/21/92, 19 Ann M. Stroud Notary Public

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

## STATE OF TENNESSEE, COUNTY

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____,

the bargainor _____, 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 _____ day of _____, 19 ___

My Commission Expires _____, 19 ___ _____ Notary Public

STATE OF TENNESSEE, _____ COUNTY: REGISTER'S OFFICE, _____, 19 ___

The foregoing instrument and certificate were noted in Note Book _____, Page _____ At _____ O'clock _____M _____, 19 ___ and recorded in _____ Book _____, Series _____ Page _____

State Tax Paid $ _____ Fee $ _____ Recording Fee $ _____ Total _____. Receipt No. _____

Witness my hand.

_____ Register

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 123,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Janice B Carroll Affiant.

Subscribed and sworn to before me this the 26th day of July, 19 90.

My Commission Expires: 12/21/92

Ann M. Stroud Register or Notary Public.

Ann M. Stroud

# Warranty Deed

FROM

James D. Dick and wife,

Sandra J. Dick

TO

Julie G. Carroll

## STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

....., A.D. 19....., at ..... o'clock ..... M. Noted in Note Book ....., page..... , and recorded in Book ..... of Deeds..... , Vol..... , Page .....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

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222? 07/31 0101 03CHECK 419.90

JUL 31 3 12 PM '90

4 5 6 6 5

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

RECEIVED OF _____

FOR _____

**BOOK 8164 PAGE 144**

| | | |
|---|---|---|
| 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 123000.00 |
| | | | | CON TX 405.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 418.90 |
| | | | | CHECK 418.90 |
| 07/31/90 | 01 | | | 15:14 0001 5229 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45665

IDENTIFICATION REFERENCE

Jul 31 3 12 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 341994