Mail

BOOK 9493PG210

THIS INSTRUMENT PREPARED BY:

JOHN T. ROCHFORD, ATTORNEY
2200 Abbott Martin Road
Nashville, TN 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel
Ruthanne Johnson 107 Newsom Green Nashville, TN 37221	SAME	Map 142-07-0-C Parcel-71

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 of which is hereby acknowledged, ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Ruthanne Johnson the ("Grantee)" her heirs, successors, and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Being Unit No. 91 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;
>
> TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;
>
> Being property conveyed to Rochford Realty and Construction Co., by deed from Myhrfield Developers, a Tennessee partnership, of record in Book 6880, page 88, Register's Office for Davidson County, Tennessee.

This property known as 107 Newsom Green (Unit No. 91), Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs and assigns, forever.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and assumed by Grantee, (2) the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, provision of the Master Deed, (3) matters set forth on the Boundary Plat of Ashley Green of record in Book 6900, page 24, Register's Office for Davidson County, Tennessee, and (4) easements of record in Book 5374, page 511, Book 5407, page 643 and Book 6483, page 907, said Register's Office.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further

covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized office this 12th day of October, 1994.

ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC.

BY: _____
JOHN T. ROCHFORD, III, PRESIDENT

LILLIAN FRANCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John T. Rochford, III, 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 of ROCHFORD REALTY AND CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 12th day of October, 1994

Lillian Franck
Notary Public

My Commission Expires:
Nov. 26, 1994

99833
IDENTIF. + REFERENCE
94 OCT 14 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $103,055.00

Affiant

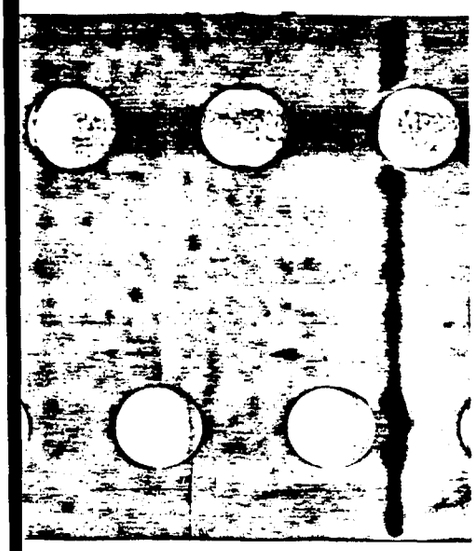
Sworn to and subscribed before me this 12th day of October, 1994.

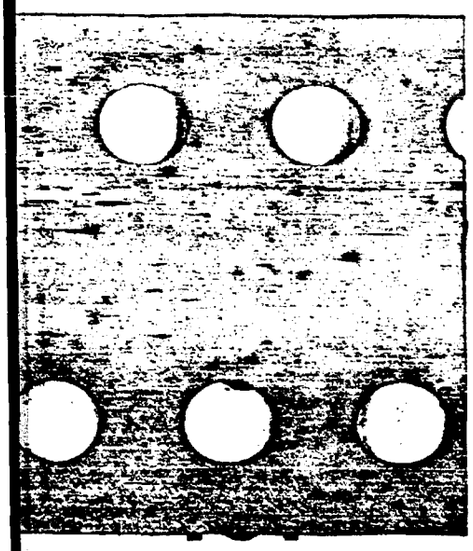
Lillian Franck
Notary Public

My Commission Expires:
Nov. 26, 1994

LILLIAN FRANCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES

8088 10/14 0101 03CHECK 390-47





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9493 PG 212

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

CAMT 103055.00
CON TX 381.47
PRFEE 1.00
WDEED 8.00
TOTAL ~~390.47~~
CHECK ~~390.47~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/94 01 09:32 0001 8088

99833
IDENTIF. ↑ REFERENCE

94 OCT 14 AM 9:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844289