9968

BOOK 9968 PG 44

3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC LAFAYETTE COUNTY TENNESSEE STATE OF 5325

THIS INSTRUMENT WAS PREPARED BY BNBC-96-591
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Wronski (NAME)	Nashville Bank of Commerce (NAME)	MAP 61-5-A
632 Poplar Place (ADDRESS)	7770 Poplar Avenue (ADDRESS)	PARCEL 92
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita Wronski, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 81, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, Page 934, Register's Office for said County. The said C & S Builders, Inc. have since changed the name of the corporation to FOX RIDGE HOMES, INC. by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc. of record in Book 7634, Page 226, Register's Office for said County, and also by Quitclaim Deed from Mr. William Hughes, Trustee of record in Book 7966, Page 499, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7534, Page 591, Book 7548, Page 612, Book 8036, Page 175 and Book 8679, Page 984, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

Conveyance of Cross Easements of record in Book 7337, Page 269, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 632 Poplar Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of February 19 96

Fox Ridge Homes, Inc.
By: Alphonse M. Davis
Alphonse M. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same by the said Deborah P. Buford as such Vice President.

Witness my hand and official seal at office at Brentwood, TN on this the 23rd day of February 19 96.

My commission expires 9/18/99

Notary Public

JUDY BEARD NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

LEGAL DESCRIPTION CONTINUATION

Sewer/Storm Drainage Easement of record in Book 4989, Page 430, Register's Office for said County.

Agreement of record in Book 6088, Page 308, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, Page 28 and Book 5325, Page 322, Register's Office for said County.

Easements, Restrictions and Conditions as set out per Plat Book 7900, Page 392, Register's Office for said County.

0156755

IDENTIF. # REFERENCE

96 MAR -5 AM 9:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4799 03/05 COU 03CHECK 247.65

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Fu Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

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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 64500.00
CON TX 238.65
PRFEE 1.00
MDEED 8.00
TOTAL 247.65
CHECK 247.65

03/05/96 01 09:44 0001 4799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156755
IDENTIF. ← REFERENCE

96 MAR -5 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1012916