3

BOOK 10595 PG 644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES 8-23-98
(AFFIX SEAL)

TCB-AF-97-1057
111 W College Street, Murfreesboro, TN 37130
313 E. Main Street, Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vaiice Boulevard, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Nevin C. Trammell (NAME)	American Finance and Investment, (NAME)	Map 91-5-A
5039 Hillsboro Road #175 (ADDRESS)	10306 Eaton Place Suite 220 (ADDRESS)	PARCEL 175
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Fairfax, VA 22030-2209 (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, Rodney Clark Mckenzie, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nevin C. Trammell, 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 a part of the Plan of Jefferson Square, Section One, Condominium Apartments, as of record in Book 4675, page 12, said Register's Office, the part hereby described being:

Unit R-175 on the Plan as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Jefferson Square, Section One, Condominium.

The premises herein conveyed is a " condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights an interest in favor of other unit owners an all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime if Jefferson Square, Section One, Condominium Apartments, of record in Book 4731, page 332, as amended in Book 5826, page 693, said Register's Office, and By-Laws in Book 4731, page 341, and amendments in Book 5700, page 179, Book 5676, page 31, said Register's Office.

Being the same property conveyed to Rodney Clark McKenzie, Executor of the Estate of Beatrice C. McKenzie by Last Will and Testament of Beatrice C. McKenzie of record in Will Book 213, page 110, and by Deed to Beatrice C . McKenzie from Mrs. pat Crane Smith of record in Book 6087, page 476,

CONTINUED

97 SEP -4 PM 2:18

RECEIVED
FEE
TAX
RECORDED
BOOK

013119965

IDENTIFICATION REFERENCE

4809 09/04 0101 03CHECK 601.00

unimproved ( )
This is improved (X) property, known as 5039 Hillsboro Road #175, Nashville, Tennessee 37215
(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 unincumbered, 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 my hand this 22nd day of August 19 97

Rodney Clark McKenzie, Executor

Dorotha B Means

DOROTHA B. MEANS
Notary Public, State of Texas
My Comm. Exp. 3-7-98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10595 PG 645

STATE OF [redacted] TEXAS
COUNTY OF [redacted] TARRANT
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Clark Mckenzie, Executor of the Estate of Beatrice C. McKenzie

Rodney Clark McKenzie

the bargainor, 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 and official seal at [redacted] ARLINGTON, TEXAS, [redacted], this 22nd day of August, 19 97.

Commission expires 3-7-98

Dorotha B. Means
Notary Public

DOROTHA B. MEANS
Notary Public, State of Texas
My Comm. Exp. 3-7-98

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office for said County.

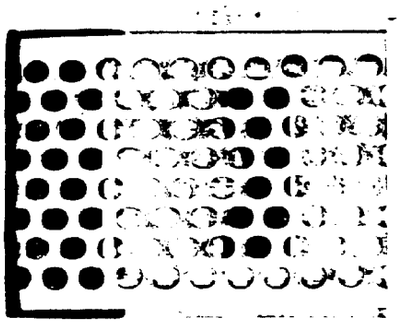
This conveyance is subject to Restrictive Covenants of record in Deed Book 8036, Page 54, Book 8057, page 179, Book 8550, page 3 and Book 8550, page 973, Register's Office of said County.

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

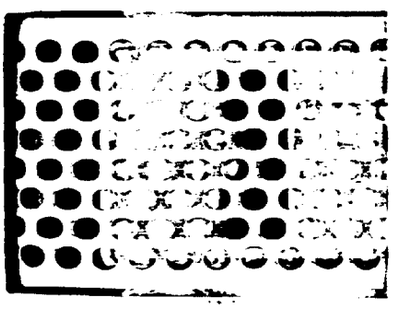
BOOK 10595 PG 646

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00
09/04/97 01 14:21 0001 4809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344965
IDENTIFICATION REFERENCE

97 SEP -4 PM 2:18

REGISTER
DAVIDSON CO. TN.

No.1194286