10703 PG 928

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,936.63

Terrance E. Jones, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5/8
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076 — EASSUM-97-2960
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance E. Jones, Jr. (NAME)	Regions Mortgage, Inc. (NAME)	86-6-A-527CO
527 Chandler Place (ADDRESS)	605 S. Perry Street (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Thomas B. Tanner and wife, Billie Carol Tanner, Nashville, TN 37214

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance E. Jones, Jr. and wife, Christina D. Jones

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. 527 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, page 483, as amended in Book 7390, Page 1, in the Register's Office of Davidson County, Tennessee, and Plan in Book 6200, Page 454, in the Register's Office of Davidson County, Tennessee, to which refernce is hereby made for a more particular description.

Being the same property conveyed to Thomas B. Tanner and wife, Billie Carol Tanner by deed from Steeplechase, Ltd., a Tennessee Joint Venture of record in Deed Book 7520, page 720, Register's Office for said County.

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 and interests in favor of other unit owners and 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 of Steeplechase Condominiums, of record in Book 6816, page 483, Register's Office for Wilson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Thomas B. Tanner and wife, Billie Carol Tanner, to Security Federal Savings and Loan Association of Nashville, for $57,600.00, dated April 15, 1988, with an approximate unpaid balance of $47,936.63, of record in Trust Book 7520, page 723, of said

CONTINUED

unimproved ( )
is improved (X) property, known as 527 Chandler Place, Hermitage, Tennessee 37076
(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 3rd day of October, 19 97

Thomas B. Tanner
Thomas B. Tanner

Billie Carol Tanner By Thomas B. Tanner
Billie Carol Tanner
Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Tanner and wife, Billie Carol Tanner, N... TN 37214

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and wh... od that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermi... Tennessee, this 3rd day of October

Commission expires 5/23/98

Notary Public

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, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

THIS DOCUMENT PREPARED BY INFORMATION PROVIDED BY THE SELLERS.

5964 12/02 0101 03CHECK 186.37

IDENTIFICATION REFERENCE

97 DEC -2 PM 1:26

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0375423

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 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
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

mb10703 pg930

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

DAMT 47936.63
CON TX 177.37
PRFEE 1.00
MDEED 0.00
TOTAL 178.37
CHECK 178.37

12/02/97 01 13:26 0001 5964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03754423
IDENTIFICATION REFERENCE

97 DEC -2 PM 1:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1226792