Return to: Cumberland Title Co. 4733 Andrew Jackson Parkway, Hermitage, TN 37076

3

# WARRANTY DEED

STATE OF TENNESSEE BOOK 10709 PG 908
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(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 — EFRM-97-3436
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 |
|---|---|---|
| Anne Cannady | First Republic Mortgage | 86-11-B-1-CO |
| (NAME) | (NAME) | |
| 623 Rockwood Drive | 3212 West End Avenue, 5th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (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, Mark E. Corey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne Cannady, married

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:

Unit No. 3, Building No. 4, in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of Record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36 through 38, said Register's Office, to which reference is hereby made. Garage No. 4-3-G is a limited common element for the exclusive use of the occupant of said unit, revised by instrument of record in Book 4860, Page 62, said Register's Office.

Being the same property conveyed to Mark E. Corey, Unmarried by deed from Kenneth Edwards and wife, Kathryn Edwards and Charles Corey and wife, Joan Corey of record in Deed Book 9586, page 614, 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 Raintree Village, of record in Book 4753, page 140 and in Book 4860, Page 62, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 623 Rockwood Drive, 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 my hand this 14th day of November, 19 97

Mark E. Corey

Mark E. Corey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10709 PG 909

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark E. Corey

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 Hermitage Tennessee, this 14th day of November 19 97.

Commission expires 3/23/98

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

This property is subject to Homeowners Association Dues.

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

IDENTIFICATION REFERENCE

97 DEC -5 AM 8:06

0376899

7589 12/05 0102 RECORDING

**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 _____

BOOK 10709 PG 910

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

DART 13550.00
CON TX 275.14
PRFEE 1.00
MORTGP 0.00
TOTAL 276.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/97 01 09:12 CKI 7139

0376899
IDENTIF. & REFERENCE

97 DEC -5 AM 8:06
FELIX Z. WILSON, REGISTER
DAVIDSON CO. TENN.

No. 1228399