# WARRANTY DEED

**THIS INDENTURE, made and entered into this** June 22, 1998 **, by and between** Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

**hereinafter called Grantor,**

**and** Veronica Kolczynski, UNMARRIED

**hereinafter called Grantee.**

**WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the** SECOND (2nd) **Civil District of the County of** Davidson **, State of Tennessee, to wit:**

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 98, Brittany Park Subdivision, Phase I-B, a Planned Unit Development, of record in Plat Book 9700, Page 610, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

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**Being ~~all~~ part of same property described in the** Davidson **County Register's Deed Book** 8128, **Page** 85, and Deed Book 9242, Page 133.

**TC HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.**

**The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;**

**Any subdivision restrictions,** including Plat Book 9700, Pages 46, 263, 564, and 610, Plat Book 7900, Page 998, Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988;
**Any existing easements,** including Deed Book 9700, Pages 46, 263, 564, and 610, Plat Book 7900, Page 998, Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988, Book 4202, Page 787, Deed Book 7968, Page 191, Book 8128, Page 92, Book 8174, Page 198, and Book 9938, Page 753;
**And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.**

**Any reference to recorded instruments is reference to the Register's Office in said County.**

**THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.**

Carlton Enterprises, Inc.

**The Scrivener of this instrument does not make any representation as to the state of title of the property described herein.**

By Tammy J. Gray, Closing Manager
Tammy J. Gray, Closing Manager
Manager

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX ;ss

On this June 22, 1998, before me, the undersigned authority of the State and County mentioned, personally appeared Tammy J. Gray with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Closing Manager _____ of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 10/30/99 _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before

_____

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that he executed the same as the free act and deed of _____.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF KNOX:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 78,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

_____ Affiant

Subscribed and sworn to before me this 8th day of June, 1998.

_____, Notary Public

My commission expires: 5/27/2001

THIS INSTRUMENT PREPARED FOR RECORDING BY:
J. Nolan Sharbel, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

| | | |
|---|---|---|
| State Tax | $ | |
| Register's Fee | $ | 1.00 |
| Recording Fee | $ | |
| Total | $ | |

Person or Agency responsible for payment of taxes:
Franklin American Mortgage

Name Veronica Kolczynski

Address 1040 Brittany Park Drive
Antioch, Tennessee 37013

Property Address 1040 Brittany Park Drive
Antioch, Tennessee 37013

Mail Tax Notice to 214 Overlook Ct., Ste 150
Brentwood, TN 37027

LOAN NUMBER 59902979

FILE NUMBER 98-06006.JNS

CLT NUMBER _____

MAP & PARCEL: 162-12A-98.00CO

Mail
Southland

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

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 604

| | | |
|---|---|---|
| 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 | 78700.00 |
| CON TX | 291.19 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 302.19 |
| CHECK | 302.19 |

07/17/98 01 11:00 0001 4805

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

046363
IDENTIFICATION REFERENCE

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**No.** 1320491