WARRANTY DEED

BOOK 11188 PAGE 212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/2/98

Notary Public

MY COMMISSION EXPIRES: 12-7-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., LLC, 3401 West End Avenue, Nashville

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy C. Powell	NationsBanc Mortgage Corporation	Map 06-0B/Parcel 263.00 CO
(NAME)	(NAME)	
810 Bellevue Road, #263	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tucker, GA 30084	
(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, Larry D. Ward and wife, Teresa J. Ward, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy C. Powell, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Rd. Condominium 263, Nashville, TN
(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/our hand(s) this 2nd day of November, 1998.

Larry D. Ward

Teresa J. Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of November, 1998, before me personally appeared Larry D. Ward and wife, Teresa J. Ward to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson, Tennessee this 2nd day of November, 1998.

Commission expires: 10/[illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

0508309

IDENTIF. ↑ REFERENCE

98 NOV -4 PM 2:08

REGISTER DAVIDSON COUNTY, TN.

EXHIBIT A

LAND in Davidson County, Tennessee, as follows: Building No. 46, Unit No. 263 and Garage No(s) 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, as amended and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee, and subject to all terms and conditions of said Master Deed and By-Laws, as amended.

Being the same property conveyed to Larry D. Ward and wife, Teresa J. Ward by deed from E. Robert Wells and wife, Addie L. Wells of record in Book 9129, page 199, Register's Office for Davidson County, Tennessee.

2529 11/04 0101 03CHECK 258.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11188 PAGE 214

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 67000.00
				CON TX 247.90
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 258.90
				CHECK 258.90
11/04/98	01			14:08 0001 2529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508309
IDENTIF. ↑ REFERENCE

98 NOV -4 PM 2:08

REGISTER
DAVIDSON COUNTY, TN

[redacted]

No. 136766