WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 (Affiant) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/18/98. Notary Public MY COMMISSION EXPIRES: 10/9/2000 (AFFIX SEAL)
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Middle TN Escrow

THIS INSTRUMENT WAS PREPARED BY
, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Maxwell	Capital Bank & Trust Company	131-05-0c358.00
(NAME)	(NAME)	
358 Ardsley Place	2200 Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Anna G. Coleman, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Maxwell, 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:

A part of the Hillsboro Condominiums tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 358 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, priviliges, and appurtenance thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common element.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Anna G. Coleman, married, by deed from Don W. Grimes and wife Sheryl L. Grimes, dated 1-30-95, and recorded on 2-2-95 in Book 9587 page 67, Register's Office for said County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 0674, page 583 said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This conveyance is subject to Master Deed of record in Book 6822, page 721, said Register's Office, including any and all revisions , corrections and/or amendments thereto of record.

unimproved ☐
This is improved ☒ property, known as 358 Ardsley Place Condominium 358, Nashville, TN 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 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.

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

Witness my/our hand(s) this 18th day of December, 1998.

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Anna G. Coleman

Anna G. Coleman

Ronald L. Coleman

Ronald L. Coleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of December, 1998, before me personally appeared Anna G. Colman, and husband, Ronald L. Coleman ~~their~~, to me known to be the persons described in and who executed the forgoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 1998.

Commission expires: [illegible]

GEORGE E. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

0530056

IDENTIF. & REFERENCE

98 DEC 29 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5689 12/29 0101 CHECK 714.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CART

	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

12/29/98 01 15:07 0001 5689

0530056
IDENTIF. & REFERENCE

98 DEC 29 PM 3:10
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403004

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