After recordation please return to:
Lawyer's Escrow Service
2024 Richard Jones Road, Suite 220
Nashville, TN 37215

BOOK 11531 PG. 75

**[ADDRESS NEW OWNER:]** **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

| | | |
|---|---|---|
| **Christy D. Mitchell** | **FT Mortgage Companies** | |
| **257 Hillboro Place** | **P.O. Box 146** | **MAP:117-03-0** |
| **Nashville Tennessee, 37215** | **Memphis TN. 38101** | **Group-D** |
| | | **PARCEL: 257.00** |
| | | **26B** |

**[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]**
**[Boulevard, Suite 115, Nashville, Tennessee 37205 99-05-9439 ]**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Michelle L. Wolfe (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Christy D. Mitchell (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

**A Condominium Apartment in Davidson County, Tennessee, being Unit No. 257 of Hillsboro Station Condominiums, a horizontal property regrime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, pages 751-753, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments Appurtenant undivided interest in the general and limited common elements of the Condominium.**

**Being the same property conveyed to Michelle L. Wolfe from Michelle L. Wolfe and William H. Wolfe and Spouse, Mary Gladys Wolfe by Quitclaim Deed as of record in Book 10033, page 851, for said Register of Deeds Office for said County.**

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Book 6250, page 751-753,for said Register of Deeds Office for said County**
3. **Master Deed of record in Book 6740, page 37, for said Register of Deeds Office for said County**
4. **Rules and Regulations for Vehicles and Parking of record in Book 8140, page 689, for said Register of Deeds Office for said County**
5. **Storm water and Detention Agreement of record in Book 6623, page 452, for said Register of Deeds Office for said County**
6. **Overhead Line Easement of record in Book 6595, page 58, for said Register of Deeds Office for said County**
7. **Permanent Easement of record in Book 4633, page 469, for said Register of Deeds Office for said County.**
8. **Sanitary Sewers and /or Storm of record in Book 3965, page 909, and Book 4158, page 34, for said Register of Deeds Office for said County**
9. **Drink Sanitary Sewer of record in Book 3531, page 592,, for said Register of Deeds Office for said County**
10. **Right of Way of record in Book 1877, page 581, for said Register of Deeds Office for said County**

This is improved property known as 257 Hillsboro Place, Nashville Tennessee. 37215..

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $106,500.00
[
[

Clarissa D. Mitchell-
Affiant

[Subscribed and sworn to before me this
[ 15th day of June, 1999.
[
[
[

Michael J. R.
Notary Public

[My Commission Expires: My Commission Expires MAY 27 2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of June, 1999.

Michelle L Wolf

**Michelle L. Wolfe**

99 JUN 16 PM 2:59
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0600665

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this 15th day of June, 1999, before me personally appeared Michelle L. Wolf, to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 1999.

Jami McDowell

**Notary Public**

**My Commission Expires:** March 24 2001

0101 02CHECK 405.05

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11531 PG. 77

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

0600665

99 JUN 16 PM 2:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT
106500.00
CON TX 394.05
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 405.05
CHECK 405.05

06/16/99 01 15:02 0001 0663

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

**No.** 1479262