WARRANTY DEED

BOOK 11638 PAGE 936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/29/2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beaty and Housch, P.C., 214 Second Ave. North, Suite 2, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA MCGUGIN VENTURA	VIRGINIA MCGUGIN VENTURA	142-8 A29
(NAME) 113 Holly Forest	(NAME) 113 HOLLY FOREST	
(ADDRESS) Nashville, TN 37221	(ADDRESS) NASHVILLE, TN 37221	
(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, **DANIEL JOHN OLPHIE, III, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRGINIA MCGUGIN VENTURA, 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:

Being part of Coronado, a condominium as shown on the Plan of record in Book 4860, page 26, Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 29 on the said plan and being located at 113 Holly Forest as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to the Coronado Condominium Association of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel John Olphie, III by deed from Chan McCullough, a married person of record in Book 10366, page 12, Register's Office for Davidson County, Tennessee.

Cynthia Olphie, spouse of the said Daniel John Olphie, III, joins in this deed to convey any marital rights she may have in the said property.

unimproved ☐
This is improved ☒ property, known as 113 HOLLY FORREST, NASHVILLE, TN 37221
(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.

6296444
REFERENCE
AUG 30 AM 8:22
RECORDING MEMO
QUALITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
WAS UNSATISFACTORY WHEN RECEIVED
1843 08/30 0101 02 DEMECK 584.50

Witness my/our hand(s) this 27th day of August, 1999.

Daniel John Olphie III
DANIEL JOHN OLPHIE, III
BY: Cynthia Olphie, Attorney-In-Fact

Cynthia Olphie
CYNTHIA OLPHIE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of August , before me personally appeared Cynthia Olphie, to me known (or proven to me on the basis of satisfactory to be the person who executed the foregoing instrument on behalf of Daniel John Olphie, III, and who acknowledged that she executed the same as the free and deed of said Daniel John Olphie, III, as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 1999.

Commission expires: 9/29/2001

Kay B. Housch — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Olphie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 1999.

Commission expires: 9/29/2001

Kay B. Housch — Notary Public

SUBJECT TO THE FOLLOWING:

1999 Taxes and subsequent years, a lien but not yet due and payable.

Subject to setback lines, easements, and all matters, etc., of record in Plat Book 4860, Page 26, said Register's Office.

Subject to By-Laws of record in Book 4901, page 702, said Register's Office.

Subject to terms and conditions contained in Master Deed of record in Book 4901, page 679, said Register's Office.

Subject to Sanitary Easements of record in Book 4288, page 761 and Book 4816, page 965, said Register's Office.

Subject to rights of others in and to common areas.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0629644

REFERENCE

AUG 30 11 6:22

CAMT	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

08/30/99 01 07:22 0001 1843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509907