Return to:
Settlement Services of TN, LLC
121 First Avenue S., Suite 210
Franklin, TN 37064

BOOK 11665 PAGE 439

WARRANTY DEED

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Robert F. Nieves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. NIEVES	FRANKLIN AMERICAN MORTGAGE CO.	MAP 117-15-0-A
(NAME)	(NAME)	
1900 Richard Jones Rd., #C-201	501 Corporate Centre Dr, S/400	PARCEL 093CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	FB #16DA-23807
(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, DAVID A. SPODECK, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. NIEVES, 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:

LAND in Davidson County, Tennessee, being Unit No. C-201 on the Plat of Green Hills Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5304, Page 702, as amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Green Hills Terrace Condominiums, of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to David A. Spodeck, Jr., unmarried, by Deed from Harshal Patel, unmarried, of record in Book 10463, Page 21, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

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This is improved (X) unimproved ( ) property, known as 1900 Richard Jones Rd., #C-201, 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.

Witness my hand this 13th day of September 1999

DAVID A. SPODECK, JR. David A. Spodeck, Jr.
By: Vicky K. Spodeck
Vicky K. Spodeck, Attorney-in-fact

09/17/1999 01:01 03CHECK 236.70

N91767

DCTN01

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thereof; and is subject to the By-Laws for the administration thereof of record in Book 5304, Page 745, as amended in Book 9830, Page 181, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wood Valley Condominiums, as aforesaid; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of David A. Spodeck, Jr. pursuant to a Power of Attorney executed by same on the 10th day of September, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 13th day of September, 1999, befcre me personally appeared Vicky K. Spodeck, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of David A. Spodeck, Jr., and acknowledged that she executed the same as the act and deed of the said David A. Spodeck, Jr.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06366630

RECEIVED FOR REFERENCE

99 SEP 17 AM 10:09

RECEIVED
DAVIDSON CO. TN.

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

99 SEP 17 AM 10:09

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0636630

99 SEP 17

CAMT	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	236.70
CHECK	236.70

09/17/99 01 10:12 0001 9314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517275