0643284

REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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99 OCT -5 PM 2:01

REGISTER
DAVIDSON CO. TN.

W & I Ref: (sk) Title No: 41267-BW
Dav. Co. File: Box 8

BOOK 11690 PAGE 587

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert J. Bare, Jr.<br>109 Fox Trail<br>Nashville, TN 37221 | SAME |

**TAX MAP-PARCEL NUMBERS: 142-08-A-016**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 118,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Ann Garrison, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Bare, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 16 of Coronada Condominium, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4860, Page 26, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Phillip D. Allison and wife, Elizabeth Ann Garrison by deed from James D. Gilmore of record in Book 4904, Page 249, Register's Office for said County. The said Phillip D. Allison and Elizabeth Ann Garrison have since divorced. By Final Decree, File No. 96490, in the First Circuit Court for Davidson County, Tennessee, subject property was vested in Elizabeth A. Garrison, a copy of which is recorded simultaneously herewith.

The Grantor hereby certifies that the property herein conveyed is investment property and is not now nor has it ever been used as her principal marital residence.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 4860, page 26 said Register's Office, which shows an owner's certificate and minimum building setback lines and to which plan and record thereof are incorporated herein and made a part hereof by reference thereto; Provisions of the Master Deed and By-Laws contained in instruments of record in Book 4901, page 679, Book 4901, page 702, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269 which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.

**This is improved property, known as:** 109 Fox Trail, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 11690 PAGE 588

**WITNESS THE EXECUTION HEREOF** this 4th day of October, 1999.

**Elizabeth Ann Garrison**

**State of Tennessee**
**County of Davidson**

On this 4th day of October, 1999, before me the undersigned authority, personally appeared **Elizabeth Ann Garrison**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

**State of Tennessee**
**County of Davidson**

My Commission Expires MAY 28, 2003

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 118,900.00

Affiant

Sworn and subscribed before me on the 4th day of October, 1999.

Notary Public

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Wilder Deed Wtp—12/92

1070 CLOVERDALE RD 450-93

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11690 PAGE 889

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

0643284

99 OCT -5 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 118900.00 |
| CON TX | 439.93 |
| PRFEE | 1.00 |
| MREED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 450.93 |
| CHECK | 450.93 |

10/05/99 01 14:04 0001 6334

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

**No.** 1524216