STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200005310054062 Page: 1 OF 2
REC'D FOR REC 05/31/2000 1:43:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $421.80

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

William C Crosslin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of May, 2000.

Notary Public

My Commission Expires: 4/20/03

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William C. Crosslin and Willie C. Crosslin
212 Pepper Ridge Circle
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 149-05-0-A-212.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary L. McDonald**, hereinafter referred to as Grantors, hereby transfer and convey to **William C. Crosslin and Willie C. Crosslin, Husband and Wife**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 212 on the Plan of pepper Ridge Condominiums, Phase III, a Horizontal Property Regime of record in Plat Book 7900, page 42, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary Louise McDonald by Warranty Deed from Robert Michael Coakley of record in Book 10474, page 37 in the Register's Office for Davidson County, Tennessee. Mary L. McDonald and Mary Louise McDonald are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 undertaking contained in the Master Deed of record in Book 7466, page 248 as amended in Book 7779, page 48; Book 8026, page 588 and Book 8672, page 17 all in the Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8856, page 867 as amended in Book 9321, page 18, in said Register's Office

By-Laws of record in Book 11634, page 91 in the Register's Office for Davidson County, Tennessee.

Surveyors Certificate of Correction of record in Book 8163, page 839 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 212 Pepper Ridge Circle, Antioch, TN 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of May, 2000.

Mary Louise McDonald

**Mary Louise McDonald by Judith M. Reinhardt, atty-in-fact**

Judith M Reinhardt
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Judith M. Reinhardt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary L. McDonald and who acknowledged that he executed the same as the free act and deed of the said Mary L. McDonald, by virtue of the Power of Attorney, duly executed by the said Mary L. McDonald.

Witness my hand and official seal this 30th day of May, 2000

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

10/22/01

01869-BW