358.8

Instr:20000613005880O Page: 1 OF 2
REC'D FOR REC 06/13/2000 8:20:31AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $347.80

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Tarcila M. Quigley

Affiant

Subscribed and sworn to before me, this 5th day of June, 2000.

Notary Public

My Commission Expires: 4-3-03

HENRY R. ALLISON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Tarcila M. Quigley
125 [redacted] Hicks Road, [redacted] 114
Nashville, TN 37221

Send Tax Bills To:

Map-Parcel Number:
142-15C-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET A. LAROBARDIERE, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TARCILA M. QUIGLEY, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 125 in Breckenridge, a Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Margaret A. Larobardiere, unmarried by deed from Steve Hulen and wife, Janice Hulen and John R. Hulen and wife, Jo Ann Hulen, of record in Book 7394, page 763, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6808, page 45, Register's Office for said County.

3. Master Deed and By-Laws for Breckenridge Condominium of record in Book 6808, page 45 and as amended in Book 7020, page 848, Register's Office for said County.

4. Storm Water Detention Agreement of record in Book 6409, page 354, Register's Office for said County.

5. Deed of Easement for the purpose of installation of a sewer of record in Book 7104, page 503, Register's Office for said County.

6. Agreement for Dedication of Public Utilities Easement of record in Book 10160, page 83, Register's Office for said County.

This is improved property known as 125 Hicks Road, 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, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of June, 2000.

Margaret A. Larobardiere

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET A. LAROBARDIERE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2000.

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 3/29/03

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