40-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

Instr:200007030066174 Page: 1 OF 2
REC'D FOR REC 07/03/2000 3:39:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip F. Tomlinson Sr. | CTX MORTGAGE COMPANY | 136-9A-5 |
| (NAME) | (NAME) | |
| 2725 Smith Springs Road | P.O. BOX 199077 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | DALLAS, TX 75219-9077 | |
| (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, Arthur J. Carson and wife, Patricia A. Carson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip F. Tomlinson Sr. and wife, Elaine C. Tomlinson, 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, Unit No. 66A on the Plan of Springview Townhomes, a condominium or horizontal property regime established by Master Deed of record in Book 6349, page 428, said Register's Office and shown as exhibit "A" to the Master Deed of record in Book 6349, page 463, and being part of Lot No. 66 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, page 183, amended in Book 6359, page 378, Register's Office for Davidson County, Tennessee, to which references is made for a more complete description.

Being the same property conveyed to Arthur J. Carson and wife Patricia A. Carson, by deed of record in Book 6465, Page 815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2725 Smith Springs Road, Nashville, TN 37217

(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/our hand(s) this 30th day of June, 2000.

Arthur J. Carson

Patricia A. Carson

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 Arthur J. Carson and wife Patricia A. Carson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

