18-B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/03/00 13:54 3pgs
Fees:15.00 Taxes:166.50
20001003-0097898

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **29th** day of **September, 2000, by and between FRED M. CRADDOCK and JEANETTE J. CRADDOCK, HUSBAND AND WIFE, hereinafter called Grantors, and JACKIE R. WILMORE, UNMARRIED, hereinafter called Grantee.**

**W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, FRED M. CRADDOCK and JEANETTE J. CRADDOCK, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JACKIE R. WILMORE, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

**This is improved property known as 323 FORREST PARK ROAD, UNIT 2-6, MADISON, TN 37115.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".**

**Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.**

**WITNESS the hands and seals of Grantors on the day and year first above written.**

Fredell Craddock
**BY:** _____
**FRED M. CRADDOCK, Signature of Seller**

Jeanette J. Craddock
_____
**JEANETTE J. CRADDOCK, Signature of Seller**

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, FRED M. CRADDOCK and JEANETTE J. CRADDOCK, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**JACKIE R. WILMORE, UNMARRIED**
323 Forrest Park Rd, Unit 2-6
Madison Tn 37115

Property Address:

**323 FORREST PARK ROAD, UNIT 2-6**
**MADISON, TN 37115**

Person Responsible for Taxes:

Same

**Map & Parcel #: MAP 43-13A, PARCEL 30**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2, Building 6, on the Plan of ROBIN HOOD CONDOMINIUM APARTMENTS a created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee and as shown on Plan of record in Book 5200, page 124, Register's Office for said County to which plan reference is here made for a complete description thereof, together with an undivided interest in the common elements of ROBIN HOOD CONDOMINIUMS, all as described in Master Deed of record in Book 5388, page 524, said Register's Office.

BEING the same property conveyed to FRED M. CRADDOCK and JEANETTE J. CRADDOCK, HUSBAND AND WIFE, by DEED from WAYMOND T. ARMESS, of record in Book 9746, page 530, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 43-13A, PARCEL 30,).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominium Apartments appended thereto, of record in Book 5388, page 524, Register's Office for DAVIDSON County, Tennessee.

5. Supplemental Master Deed of record in Book 6569, page 149, said Register's Office.

6. Amended Master Deed of record in Book 11399, page 660, said Register's Office.

7. Charter of Robin Hood Condominium Association, Inc., of record in Book 5383, page 314, said Register's Office.