Davidson County DEEDWARR
Recvd: 08/27/01 17:02 2pgs
Fees:13.00 Taxes:384.80

20010827-0092587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00.**

Tina M. Pooser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE AUGUST 20, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/1/2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina M. Pooser	Franklin American Mortgage Company	Map 64-9A, Parcel 8.00 CO
4415 South Trace Boulevard	501 Corporate Center Drive, St. 400	4D 91974
Old Hickory, Tennessee 37138	Franklin, Tennessee 37067	
(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, **DEBORAH S. HUDGINS NEELY AND HUSBAND, LESLIE H. NEELY, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA M. POOSER, UNMARRIED** , 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:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. 4415 in a Horizontal Property Regime as shown on the condominium site plan of Southfork Condominiums, Phase One, as of record in Plat Book 6900, Page 132 and as shown on Exhibit "C" of the By-Laws of record in Book 6783, Page 865, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah S. Hudgins by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8690, Page 194, Register's Office, Davidson County, Tennessee.
Deborah S. Hudgins and Deborah S. Hudgins Neely is one and the same person.
Leslie H. Neely, Jr. herein joins to convey any and all rights and interests he may have, if any.
This is the same description as in previous deed.
The premises herein conveyed is a condominium apartment, established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, Phase One as of record in Book 6783, Page 839, and By-Laws of record in Book 6783, Page 855, and Charter of record in Book 6790, Page 998, said Register's Office.
Subject to restrictions of record in Book 6906, Page 733, as amended in Book 8291, Page 955 (as may apply to said property), said Register's Office, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604(c).
Subject to Storm Water Detention Agreement of record in Book 6566, Page 208, said Register's Office.
The Plan of record in Plat Book 6900, Page 132 and as shown as Exhibit "C" of the By-Laws of record in Book 6783, Page 865, said Register's office, shows on Owner's Certificate, minimum building setback lines and easements, if any.
Subject to notes on the plat of record in Plat Book 6900, Page 132 and as shown as Exhibit "C" of the By-Laws of record in Book 6783, Page 865, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4415 South Trace Boulevard, Old Hickory, TN 37138

(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 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 August 20, 2001.

Deborah S. Hudgins Neely

Deborah S. Hudgins Neely

Leslie H. Neely, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Deborah S. Hudgins Neely and husband, Leslie H. Neely, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this August 20, 2001

Commission expires: 4/1/2004

LOUISE H. THOSE NOTARY PUBLIC DAVIDSON CO. TENN.

Notary Public