2717
1 of 2

Davidson County DEEDWARR
Recvd: 01/24/02 08:32 2pgs
Fees:13.00 Taxes:299.70

20020124-0009637

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **January, 2002** between **LARRY P. CLEMONS, a married man** , GRANTOR, and **LORI BROWN** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Unit 540 on the Plan of Steeplechase Condominiums, as shown on Exhibit "C" of the Master Deed as recorded in Book 6816, page 483, said Register's Office, as amended by Amendment to the Master Deed of Steeplechase Condominiums by Book 7390, page 1, said Register's Office.

Being the same property conveyed to Larry P. Clemons, unmarried, by deed from Steeplechase Ltd., a Tennessee Joint Venture, of record in Book 7397, Page 156, Register's Office Davidson County, Tennessee, dated 10-22-87 and filed for record on 11-5-87. Larry P. Clemons has since married Linda G. Clemons.

Linda G. Clemons, spouse of Larry P. Clemons, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the referenced property, now or hereafter.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6200, page 454; By-Laws of record in Book 6816, page 519; Master Deed of record in Book 6816, page 483 and amended in Book 7380, page 1; Charter of Steeplechase Condominium Homeowner's Association of record in Book 6816, page 534; Stormwater Detention Agreement of record in Book 6807, page 760; and any and all zoning regulations, setback lines, right of ways, easements, etc. all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is not or has never been the primary residence of the Grantor.' s Spouse.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Larry P. Clemons
LARRY P. CLEMONS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LARRY P. CLEMONS, a married man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **January, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. [illegible]
NOTARY PUBLIC AT LARGE
[illegible] COUNTY, TENN.
My Commission Expires
September 28, 2002

Name and Address of Property Owner:

LORI BROWN
540 CHANDLER PLACE
HERMITAGE, TN 37076

Property Address:

540 CHANDLER PLACE
HERMITAGE, TN 37076

Person Responsible for Taxes:

Parcel #: 86-6, Group A, # 540

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 **$81,000.00** 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 **15th** day of **January, 2002.**

Notary Public

My Commission Expires: 4-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076