41
HA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Gail H. Neely
Affiant

Sworn to and subscribed before me this 4th day of June, 2002.

Notary Public
My Commission Expires: March 24, 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/05/02 13:56 4pgs
Fees:23.00 Taxes:1202.50
20020605-0068253

ADDRESS NEW OWNER:
111 Robin Springs Road
Nashville, TN 37220

SEND TAX BILL TO:
SAME

Map: 131-12-B Parcel: 1 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anne J. Cheatham, a single person, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Marvin E. Neely and Gail H. Neely, his wife, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is ( X ) improved property known as 111 Robin Springs Road, Nasvhille, Tennessee 37220

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: See attached Exhibit B

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 4th day of June, 2002.

GRANTOR:

Anne J. Cheatham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Anne J. Cheatham, 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 4th day of June, 2002.

Notary Public
My Commission Expires: March 22, 2005

**EXHIBIT A**
**Real Property Description**

Being Unit No. 1-A on the Plan of Robin Springs, a Horizontal Property Regime, as of record in Book 6250, page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of Record in Book 6401, page 431, said Register's Office. The easements, covenants, conditions and regulations imposed upon and relating to the Apartments, property, co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, page 431, said Register's Office, as amended in Book 10173, Page 487, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Anne J. Cheatham, by deed from J. Richard Lodge and wife, Virginia T. Lodge, of record Book 8202, page 531, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**
**EXCEPTIONS**

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. City and/or County Taxes for the year 2002 and subsequent years: A lien, not yet due or payable.
3. Subject to the rights of others in and to the common areas/elements.
4. Subject to lien for special assessments contained in the Master Deed.
5. The Plan of record in Book 6250, Page 170, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and certain easements.
6. The premises herein insured is a condominium apartment established pursuant to all the provisions of the "Tennessee Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 owner, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Robin Springs, of record in Book 6401, Page 431, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereof of record in Book 6401, Page 439, Register's Office for Davidson County, Tennessee, as amended in Book 10173, Page 487, Register's Office for Davidson County, Tennessee.
7. An Easement for Maintenance agreement for private drive of record in Book 6346, Page 386, said Register's Office.
8. Location and dimensions of the building site and right for support of any party wall.
9. Plan of record in Plat Book 6250, page 76, Register's Office for Davidson County, Tennessee.