24420

WARRANTY DEED

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/07/04 13:50 2pgs
Fees:13.00 Taxes:619.75

20041007-0121341

FILE BOX 19B
04-09-030-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of September, 2004

Notary Public

My Commission Expires: 10/06/2004 (AFFIX SEAL)

LEAH A. CALDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMMISSION EXPIRES OCTOBER 06, 2004

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Phillip David Barbe, UNMARRIED	FAMC	OUT OF 116-04-D/116-04-D
(NAME) 804-A Wilson Blvd. South	(NAME) 501 Corp. Centre Dr. Ste 400	190.00/1.00 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Frances Griggs Elizer, Unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phillip David Barbe, UNMARRIED**, hereinafter called the Grantee(s), 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 being Unit No. A, on the Plan of WILSON PLACE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20040309-0027165, Register's Office for DAVIDSON County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of WILSON PLACE Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING all the same property conveyed to J. B. ELIZER, by Deed from CLAUDE DUNN CONSTRUCTION COMPANY, INC., Dated 04/03/67, of record in Book 4125, Page 962, Register's Office for DAVIDSON County, Tennessee. JAMES BRUNER ELIZER A/K/A JAMES B. ELIZER AND J. B. ELIZER, HAVING DIED ON JANUARY 4,1999 and DEVISED SAID PROPERTY TO FRANCES G. ELIZER, BY WILL OF RECORD in Will Book 225, Page 310, Probate Court Clerk's Office for DAVIDSON County, Tennessee and as evidenced by Affidavit of Heirship, of record in Instrument No. 20010806-0083918, said Register's Office.

THIS conveyance is subject to all 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, 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 over, through or upon the land embracing the regime and building 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 Wilson Place Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Frances Griggs Elizer and Frances G. Elizer are one and the same person.

BEING unimproved ☐
Improved ☒ property known as: 804-A Wilson Blvd. South, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 30th day of September, 2004.

Frances Griggs Elizer

Frances Griggs Elizer

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 **Frances Griggs Elizer, Unmarried**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

