WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 08:54 2 pgs
Fees:13.00 Taxes:432.53
20080701-0067498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Sharon Renee Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Renee Armstrong	New Owner	Map 117-15-A
(NAME)	(NAME)	
1900 Richard Jones Road Unit A-105		Parcel 37 O
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **EFFIE WITT, UNMARRIED, AND STEPHEN LEE CARAWAY AND WIFE, MARY E. CARAWAY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON RENEE ARMSTRONG,** 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 apartment in Davidson County, Tennessee, being Unit No. A-105 on the Plat of Green Hills Terrace Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Effie Witt, unmarried, and Stephen Lee Caraway and wife, Mary E. Caraway, joint tenants with right of survivorship, by deed from John N. Andrews, Jr., unmarried, of record in Book 10934, page 810, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 64, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5304, page 702, Book 7841, page 557 and Book 9830, page 181, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road Unit A-105, Nashville, Tennessee 37215
(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 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 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 our hands this 30th day of June, 2008.

Effie Witt by Mary Caraway, Her Attorney in Fact Atty-in-Fact

Effie Witt By Mary Caraway, Her Attorney in Fact

Stephen Lee Caraway

Stephen Lee Caraway

Mary E. Caraway

Mary E. Caraway

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 Stephen Lee Caraway and Mary E. Caraway, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June 2008, before me personally appeared Mary Caraway, to me known to be the person who executed the foregoing instrument on behalf of Effie Witt and acknowledged that she executed the same as the free act and deed of Effie Witt.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011