WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Donnie Malone	Same as New Owner	051100D10100CO
(NAME)	(NAME)	
1423 Lewis Rd.		
(ADDRESS)	(ADDRESS)	
Madison, , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Olivia E. Jeffries, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie Malone , unmarried , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 447, as amended in Book 6200, page 558, both in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Oakland Trace Condominiums, Section II, a horizontal property regime established by Master Deed of record in Book 7111, Page 295, and amended in Book 7302, Page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed dated March 13, 1987, to Olivia E. Jeffries, unmarried, from C & T Development Company, Inc. of record in Book 7171, Page 962, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF OAKLAND TRACE CONDOMINIUMS, SECTION II, OF RECORD IN BOOK 6200, PAGE 447, AS AMENDED IN BOOK 6200, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY; AND SUBJECT TO TERMS, CONDITIONS, AND OBLIGATIONS SET OUT IN MASTER DEED OF RECORD IN BOOK 7111, PAGE 295, AND AMENDED IN BOOK 7302, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20130075705 DEEDWARR
Recvd: 09/03/13 10:39 2 pgs
Fees:13.00 Taxes:370.00
20130903-0092274

unimproved ☐

This is improved ☑ property, known as 1423 Lewis Rd., Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hand this 30th day of August, 2013.

Olivia E. Jeffries by Jessie Clinard attorney in fact.

Olivia E. Jeffries by Jessie Clinard, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jessie Clinard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Olivia E. Jeffries, acting as that person's agent and attorney in fact, and the said Jessie Clinard acknowledged that she executed the foregoing instrument as agent and attorney in fact for Olivia E. Jeffries for the purposes therein contained.

WITNESS my hand and seal, this 30th day of August, 2013.

My Commission Expires:
3-3-2014

Diane L. Gregory
Notary Public,

DIANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115