WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen A. Jeronimus	First Farmers & Merchants	104090G02100
(NAME)	(NAME)	
124 West End Place	816 S. Garden St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Connie F. Woods, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephen A. Jeronimus, an unmarried man, and Caroline A. Mauldin, an unmarried woman, and Zoila M. Jeronimus, an unmarried woman, all as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 21, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, Pages 610-620, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078% and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums, of record in Book 6809, Page 569, in said Register's Office.

Being the same property conveyed to Connie F. Woods, unmarried by Warranty Deed dated 09/27/1996 from Greg W. Solomon and Teddy H. Lee, II of record in Book 10207, Page 881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6809, Page 610, Book 6809, Page 620; (2) Master Deed of record in Book 6809, Page 569; (3) Easement of record in Book 465, Page 570; (4) Easement of record in Book 4879, Page 460; (5) Easement of record in Book 5967, Page 451; (5) Easement of record in Book 8834, Page 727, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01291-12213
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 10/06/15 11:30 3 pgs
Fees:18.00 Taxes:795.50
20151006-0101692

This is improved ☑ property, known as 124 West End Place, Nashville, TN 37205
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 September, 2015.

Connie F. Woods by Christopher R. Jackson, her Attorney-in-Fact
Attorney-in-Fact

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Connie F. Woods, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20151006-0101691, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of September, 2015.

Notary Public
My Commission Expires: 2-20-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE