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 $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-19-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ROBERT L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Lee Jeffers and wife, Elizabeth Ann Jeffers and Christy Lee Jeffers Butler	Russell Lee Jeffers	043130a07200co
(NAME)	(NAME)	
1336 Old Hickory Blvd.	1336 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170009326 DEEDWARR
Recvd: 02/01/17 09:59 2 pgs
Fees:13.00 Taxes:37.00
20170201-0010573

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, I, BARRY R. STACY, an unmarried man, HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL LEE JEFFERS AND ELIZABETH ANN JEFFERS, tenants by the entirety as to a one-half undivided interest, and CHRISTY LEE JEFFERS BUTLER, as to a one-half undivided interest, each one-half interest to be held as tenants in common with right of survivorship, 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:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 6-8 of Robin Hood Condominiums, as shown on the Plat of Robin Hood Condominum Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description of said unit, together with the undivided interest in the common elements appurtenant to said Unit as defined in the Master Robin Hood Condominiums, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee and all amendments thereto.

Being the same property conveyed to Barry R. Stacy by Warranty Deed from Mary Anne Claywell as Administratrix of the Estate of Mary Belle Knutzen, deceased, and Robin Knutzen, as the only heir-at-law of the said Mary Belle Knutzen, which deed is dated September 20, 1999 and recorded in Book 11677, Page 337, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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 subject to the provisions and requirements thereof; and 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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing the Horizontal Property Regime of Robin Hood Condominium of record in Book 5388, Page 524 and Supplemental Master Deed to the Master Deed for Robin Hood Condominum of record in Book 6569, Page 149 and Amendment to Master Deed of record in Book 11399, Page 660, all in the Register's Office for Davidson County, Tennessee; By-Laws for Robin Hood Condominium and Robin Hood Condominium Association, Inc. of record in Book 5388, Page 554, Register's Office for Davidson County, Tennessee; Subject to notes, easements, setback lines and all matters set forth on the Plan of Robin Hood Condominium of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee and subject to Easement for Sanitary Sewers of record in Book 3436, Page 486, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 323 Forest Park Road, Condominium 6-8, 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 30th day of January, 2017.

Barry R. Stacy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry R. Stacy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-19-19

Notary Public,

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Return To:

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