Bill Garrett Davidson County
Batch# 32347 DEEDWARR
12/01/2017 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $175.75
20171201-0122862

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2017,

Notary Public

MY COMMISSION EXPIRES: 11/08/2021
(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/08/2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracee N. Gaddy and Deborah C. Waters	Same/New Owner	043 13 0A 074.00
(NAME)	(NAME)	
323 Forest Park Rd., Unit 7-5		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty-Seven Thousand Five Hundred And No/100 Dollars ($47,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry Jene and wife, Aster Jene**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracee N. Gaddy and Deborah C. Waters**, in equal shares, as tenants in common, 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:

Land in Davidson County, Tennessee, described as follows: to wit:

Apartment Unit No. 6-10 of Robin Hood Condominiums created under Title 64, Section 2701, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was exected by Central Tennessee Investment Co., Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee. Reference being made to the said Deed and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Larry Jene and wife, Aster Jene by Warranty Deed from Linda Sue McKee, unmarried dated May 9, 2002 and recorded May 15, 2002 as Instrument No. 20020515-0059884, in said Register's Office for Davidson County, Tennessee.

File Number: MAI-178315FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 323 Forest Park Rd., Unit 6-10, Madison, TN 37115

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, has 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 November, 2017.

Larry Jene

Aster Jene

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Larry Jene and wife, Aster Jene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 11/08/2021

(SEAL)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/08/2021

File Number: MAI-178315FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

