THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

ATTORNEY-AT-LAW, GALLATIN, TENN.

BOOK 4928 PAGE 637

WARRANTY DEED

REAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-14-112	Ms. Betty Nelson	Noel-Palmer Mortgage Co . Parkway Towers Nashville, Tennessee
FIELD BOOK NUMBER(S) 9D-6610	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 8035 Regency Drive	LOAN OR ACCOUNT NO. 13223 PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantee herein to pay, the principal balance due, plus future interest on a certain note dated October 22, 1971, in the original principal sum of $22,000.00, payable to Noel-Palmer Mortgage Company, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Gary G. Suggs and wife, Phyllis M. Suggs, to John G. Palmer, Trustee, as of record in Book 4547, page 954,

GARY G. SUGGS and wife, PHYLLIS M. SUGGS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BETTY M. NELSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 as shown on the Plan of Resubdivision of Lots 33 and 34, as originally shown on the Plan of Harpeth Park, Section Three, as of record in Book 4175, page 14, said Plan of Resubdivision being of record in Book 4470, page 1.

The said Lot No. 34 fronts a total distance of 74.00 feet on the northerly side of Regency Drive and runs back between lines, 176.10 feet along its easterly line and 185.83 feet on its westerly line, to a line in the rear on which it measures 112.83 feet.

Being the same property conveyed to Gary G. Suggs and wife, Phyllis M. Suggs, by deed from Bob Potter Company, a corporation, as of record in Book 4547, page 952.

This conveyance is made subject to Restrictive covenants in Book 4232, page 417 and a $1.50 minimum monthly sewer charge imposed by instrument of record in Book 4496, page 394.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1975 taxes which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of June, 19 75

Gary G. Suggs

Gary G. Suggs

Phyllis M. Suggs

Phyllis M. Suggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Gary G. Suggs and wife, Phyllis M. Suggs

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of June, 19 75.

My commission expires: 7-27-77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,950.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

DRH:mas

FROM

GARY G. SUGGS AND WIFE

TO

BETTY M. NELSON

D 05288

IDENTIF. REFERENCE

JUL 2 1 28 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL-2 75 CONV 32,950.11
JUL-2 75 S'TAX A* 85.80
JUL-2 75 PR'FEE
JUL-2 75 W'DEED and * 4.00 * 90.30

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public