WARRANTY DEED

D. S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires [illegible] 2000

STATE OF TENNESSEE
COUNTY OF BOOK 10628 PG 24

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Kathleen Renee Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 1997

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 | 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 | ECTX-97-2782
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Renee Kelly (NAME)	CTX Mortgage Company (NAME)	MAP 150-7
3214 Oakview Court (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL 257
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	

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, WE, Patriece Lee, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Renee Kelly, Single

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:

Being Lot No. 20A Zero Lot Resubdivision of Lot No. 20 on the Plan of Lakeshore Woods, Section 2, as of record in Plat Book 5200, Page 735, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patriece Garner by deed from Ruth T. Vincent-Cox of record in Deed Book 7040, page 666, Register's Office for said County.

Patriece Garner and Patriece Lee is one and the same person.

Howard Lee herein joins to convey any and all rights and interests he may have, if any.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6230, page 385, Register's Office for said County.

This is the same description as in previous deed.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, page 735, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3214 Oakview Court, Antioch, Tennessee 37013
(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 we do covenant with the said GRANTERS 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 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 26th day of September 19 97

/ Patriece Lee
Patriece Lee

Howard Lee
Howard Lee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

BOOK 1062 PG 25

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patriece Lee, Married and Howard Lee, her husband

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 26 day of Sept 1997.

Commission expires Oct. 17, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____

Notary Public

4596 10/01 0101 03CHECK 267.63

0354085

IDENTIFY REFERENCE

97 OCT -1 AM 8:58

FELIX A. NILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL TAX

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10628 PG 26

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

10/01/97 01 08:59 0001 4596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354085
IDENTIFICATION REFERENCE

97 OCT -1 AM 8:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1203953