BOOK 10940 PG 541

Box 1

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

J.L. Sandoval
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 1998.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose L. Sandoval	**FT Mortgage Company d/b/a Sunbelt National Mortgage**	**150-9-171**
(NAME)	(NAME)	
3013 Cedarcliff Court	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75234**	
(CITY) (STATE) (ZIP)	(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, Tony Rankin and wife Amber Rankin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose L. Sandoval and wife Bertha L. Sandoval, 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, being Lot No. 99 on the Plan of Forest View Park Subdivision Section V Phase II of record in Plat Book 6250, Page 458, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tony Rankin and wife, Amber Rankin by deed of record in Book 6729, Page 180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0078 05/21 0101 03CHECK 397.50

unimproved ☐
This is improved ☒ property, known as **3013 Cedarcliff Court, Antioch, TN 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 GRANTEES 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.

98 MAY 21 AM 9:24

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0440522

Witness my/our hand(s) this 13th day of May, 1998.

BOOK 10940 PG 542

Tony Rankin

Tony Rankin

Amber Rankin

Amber Rankin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Tony Rankin and wife Amber Rankin bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 1998.

Commission Expires:_____

Angela M Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10940 PG 543

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50
05/21/98	01		09:25 0001	0078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440522
IDENTIF. # REFERENCE
98 MAY 21 AM 9:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1296055