Box1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON** BOOK 10979 PG 383

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$91,500.00**

Victor Hazlewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF JUNE, 1998.**

Angela M. Lake
Notary Public

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

My Commission Expires 2-19-2002

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Michael Commiskey	**PNC Mortgage Corp. of America**	**51-7-83**
(NAME)	(NAME)	
307 W. Due West Avenue	**75 North Fairway Drive**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Vernon Hills, IL 60061**	
(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, **Carol Ann Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Michael Commiskey and wife, Angela Commiskey**, 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. 8 on the Plan of Oakland Acres Section 1 of record in Plat Book 1434, Page53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J. D. Roberts and wife, Carol Ann Roberts by deed of record in Book 2295, Page 321, Register's Office for Davidson County, Tennessee.The Said J.D. Roberts having since died.

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

unimproved ☐
This is improved ☒ property, known as **307 W. Due West Avenue, 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 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.

045112
IDENTIF. & REFERENCE
98 JUN 16 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1729 06/16 0101 03CHECK 347.55

Witness **my/our hand(s)** this **10th day of June, 1998**.

BOOK 10979 PG 384

Carol Ann Roberts

Carol Ann Roberts

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 Carol Ann Roberts the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 1998.

Angela M. Lake

Notary Public

Commission expires:

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 10979 PG 355

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	91500.00
			CON TX	338.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	347.55
			CHECK	347.55

06/16/98 01 14:53 0001 1729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045141 2
IDENTIF. # REFERENCE
98 JUN 16 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307587