BOOK 10985 PG 654

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 **$94,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF JUNE, 1998.**

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramona Harding	**Old Kent Mortgage Company**	**86-7-107**
(NAME)	(NAME)	
1252 Jacksons Hill Road	**4420 44th St. SE Suite B**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Grand Rapids, MI 49512-4011**	
(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, **Alan C. Brown and wife Roberta L.N. Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramona Harding**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Jackson's Retreat Phase 2of record in Plat Book 5200, Page 673, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alan C. Brown and wife Roberta L.N. Brown by deed of record in Book 6399, Page 587, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1252 Jacksons Hill Road, Hermitage, TN 37076**
(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.

0453176

IDENTIFICATION REFERENCE

98 JUN 22 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

3614 06/22 01:01 03CHECK 356.00

Witness my/our hand(s) this 11th day of June, 1998.

Alan C. Brown

Roberta L.N. Brown

STATE OF Tenneessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Alan C. Brown and wife Roberta L.N. Brown the bargainors, 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 11th day of June, 1998.

Commission expires:

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 10985 PG 656

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

06/22/98 01 10:02 0001 3614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453176
IDENTIF. # REFERENCE
98 JUN 22 AM 10:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1309443