BOOK 10990 PG 929

3

WARRANTY DEED

ECMM-98-2573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,500.00
NOTARY PUBLIC Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF June 19 98
Notary Public
MY COMMISSION EXPIRES: 1-26-02
My Commission Expires JAN. 26, 2002

NOTARY PUBLIC AT LARGE
FELIX SEAN
DAVIDSON COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
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
Donna Capers (NAME)	Chase Mortgage Brokers, Inc. (NAME)	135-14A-159
637 Rocky Mountain Parkway (ADDRESS)	3208-B Oleander Drive (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Wilmington, NC 28403 (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, Lester C. McClain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Capers

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. 159 Phase Four, Pinnacle Point Subdivision, as of record in Plat Book 6900, Page 524, 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 Lester C. McClain by deed from Constantino L. Bonilla and wife, Irma Bonilla of record in Deed Book 10947, page 751, Register's Office for said County.

This conveyance is subject to Declaration of Covenants of record in Deed Book 7032, page 733, Book 7065, page 959, Book 7067, page 739, Book 7032, page 761 and corrected in Book 10845, page 950 and Book 10097, page 390, Register's Office for said County.

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

0454705

IDENTIF. & REFERENCE

98 JUN 25 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 637 Rocky Mountain Parkway, 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 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.

Witness my hand this 22nd day of June 19 98

Lester C. McClain

529.00 TAX
1.00 RECORDING
530.00 TOTAL
01/03CHECK
580-65

BOOK 10990 PG 930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester C. McClain, 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 22nd day of June, 19 98.

Commission expires 1-26-02
My Commission Expires JAN. 26, 2002

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

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10990 PG 931

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 154500.00
CON TX 571.65
PRFEE 1.00
WDEED 8.00
TOTAL 580.65
CHECK 580.65

06/25/98 01 06:47 0001 5292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454705
IDENTIF. # REFERENCE

98 JUN 25 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311101