BOOK 11012 PAGE 411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES: July 8, 1998 (AFFIX SEAL)

NOTARY PUBLIC JOHN GREGORY HARPER DAVIDSON COUNTY TENNESSEE EXP. 05/27/2001

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
GEORGE T. CHIPOURAS	**First American National Bank**	**149-1-B-110**
(NAME)	(NAME)	
4624 Billingsgate Road	**First American Center**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37209**	
(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, **Richard M. Bardales and wife Cheryl Y. Bardales**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George T. Chipouras unmarried, and George L. Chipouras married**, 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, Tennessee, being Lot No. 231 on the Plan of Piccadilly Square Phase III of record in Plat Book 6250, Page 892 through 894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard M. Bardales and wife, Cheryl Y Bardales by deed of record in Book 9396, Page 13, 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 **4624 Billingsgate Road, 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.

IDENTIF. ◆ REFERENCE

98 JUL -8 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness my/our hand(s) this 8th day of July, 1998.

Richard M. Bardales

Cheryl Y. Bardales

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 Richard M. Bardales and wife, Cheryl Y. Bardales 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.

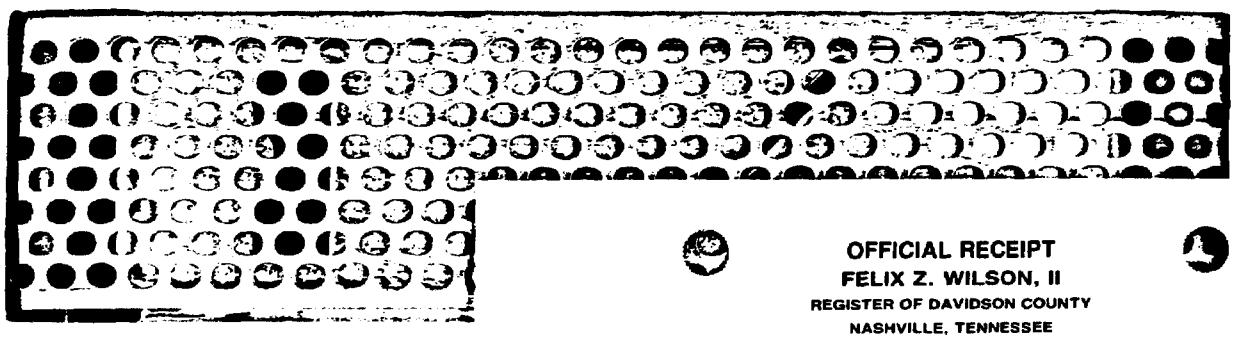
Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1998.

Commission expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

1015 07/08 0101 03CHECK 450.93



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

RECEIVED OF _____

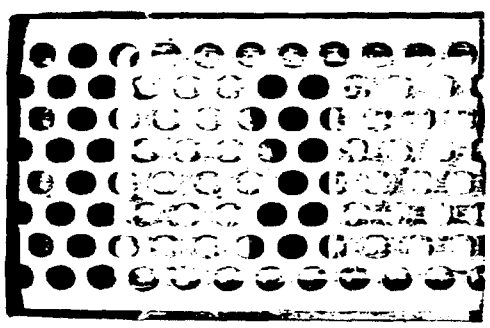
FOR _____

BOOK 11012 PAGE 413

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 118900.00	
			CON TX 439.93	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 450.93	
			CHECK 450.93	
			07/08/98 01 14:04 0001 1016	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460103
IDENTIF. ↑ REFERENCE
98 JUL -8 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316750