BOOK 11022 PAGE 784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. 9-22-00

(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
Donald J. Graham Jr.	**First Trust Mortgage Company**	**150-14-65**
(NAME)	(NAME)	
516 Oak Timber Place	**6525 Quail Hollow Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Memphis, TN 38120**	
(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, Benjamin R. Shadwick and wife Sheral A. Shadwick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Graham Jr., 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. 50 on the Plan of Lake Towne Park, Section 5, of record in Plat Book 6900, Page 831, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin R. Shadwick and wife, Sheral A. Shadwick, by deed of record in Book 8143, Page 135, 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 **516 Oak Timber Place, 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 046306 I.

98 JUL 16 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

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

Benjamin R. Shadwick

Sheral A. Shadwick

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 Benjamin R. Shadwick and wife, Sheral A. Shadwick, 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 10th day of July, 1998.

Victor Hazelwood
Notary Public

Commission expires: 05/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4218 07/16 0101 03CHECK 340.30

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 786

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	89000.00
			CON TX	329.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	340.30
			CHECK	340.30
07/16/98	01		10:14 0001	4218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463061
IDENTIF. # REFERENCE

98 JUL 16 AM 10:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1319909