BOOK 11046 PAGE 312 Box 1

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,500.00**

Nicole T. Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JULY, 1998.**

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 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
Fitzroy A. Charles	**Countrywide Home Loans, Inc.**	**151-1-A-54**
(NAME)	(NAME)	
3401 Bridgeton Cove	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pasadena, CA 91109**	
(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, **Tracy Hill and husband Doyle R. Hill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fitzroy A. Charles, unmarried and Nicole T. Curtis as joint tenants with the rights of survivorship**, 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. 54 on the Plan of Chatham Pointe of record in Plat Book 6900, Page 444-447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tracy Hill and husband, Doyle R. Hill by deed of record in Book 9481, Page 144, 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 **3401 Bridgeton Cove, 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.

0469626
IDENTIF. & REFERENCE
98 AUG -3 AM 9:59
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

1232 08/03 01:01 03CHECK 527-16

Witness my/our hand(s) this 28th day of July, 1998.

Tracy Hill

Doyle R. Hill

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 Tracy Hill and husband, Doyle R. Hill 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 28th day of July, 1998.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

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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	
				139500.00
			CON TX	516.16
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	527.16
			CHECK	527.16
08/03/98	01	10:00	0001	1232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469626
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326841