BOOK 11059 PAGE 610 Box 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JULY, 1998**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

ELIZABETH E TRASK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Tilte and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Dozier	**Mid-State Financial Services, Inc.**	**165-13-A-103**
(NAME)	(NAME)	
4012 Pepperwood Drive	**2021 Richard Jones Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37215**	
(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, **James S. Grigsby III and wife, Teresa E. Grigsby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William B. Dozier and wife Heather R. Dozier**, 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. 485 on the Plan of Peppertree Forest Section 9 of record in Plat Book 7900, Page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James S. Grigsby, III and wife, Teresa E. Grigsby by deed of record in Book 9670, Page 361, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James S. Grigsby III and wife Teresa E. Grigsby by Glenda Grigsby as their Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 10571 Page 115, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4012 Pepperwood Drive, 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.

0473108

IDENTIFICATION REFERENCE

98 AUG 10 PM 2:44

REGISTER
DAVIDSON COUNTY, TN

98 08 10 0101 03CHECK 353.25

Witness my/our hand(s) this 30th day of July, 1998

James S. Grigsby III by Glenda Grigsby
James S. Grigsby III
by: Glenda Grigsby, Attorney-In-Fact

Teresa E. Grigsby by Glenda Grigsby
Teresa E. Grigsby
by: Glenda Grigsby, Attorney-In-Fact

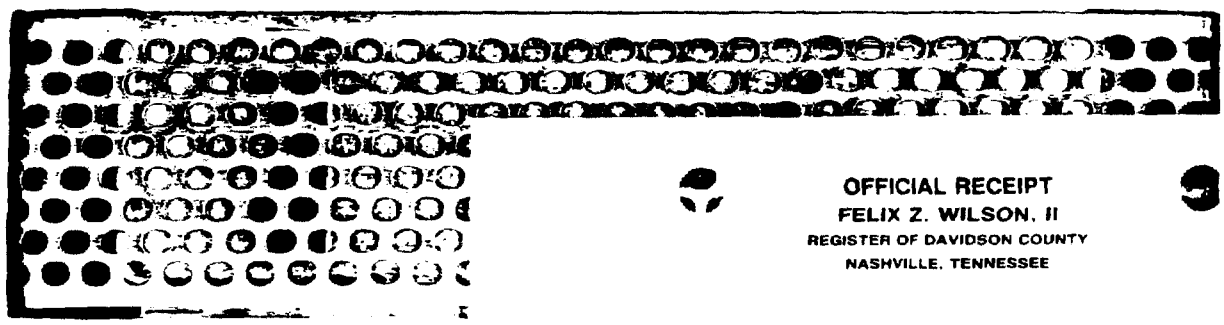
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7/30/98 before me personally appeared Glenda Grigsby, the person who executed the foregoing instrument on behalf of James S. Grigsby, III and wife, Teresa E. Grigsby, and acknowledged that she executed the same as the free act and deed of the said James S. Grigsby, III and wife, Teresa E. Grigsby, through Power of Attorney granted Glenda Grigsby by the said James S. Grigsby III. and wife, Teresa E. Grigsby.

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Triplett
Notary Public

Commission Expires:
5/26/2002



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

RECEIVED OF _____

FOR _____

BOOK 11059 PAGE 612

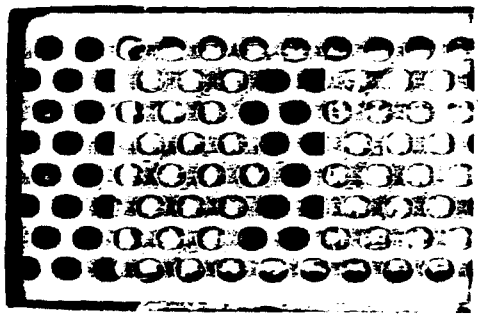
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 353.25
CHECK 353.25

08/10/98 01 14:44 0001 4982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473108
IDENTIFICATION REFERENCE
98 AUG 10 PM 2:44
REGISTER
DAVIDSON COUNTY, TN.

No. 133054