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Box

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,750.00**

Leo D Choate Sr
Affiant

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

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo D. Choate Sr.	**SunTrust Bank, Nashville, N.A.**	**176-5-A-112**
(NAME)	(NAME)	
5344 Sunnyvale Drive	**P.O. Box 305110**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37230-5110**	
(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, **W.L. Bainbridge, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leo D. Choate Sr. and wife, Beyra Esther Choate**, 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. 103 on the Plan of Hickory Woods Section C of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 10889, Page 983, 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 **5344 Sunnyvale 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.

0482266

IDENTIFICATION REFERENCE

98 SEP -1 PM 12:33

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 28th day of August, 1998.

W.L. Bainbridge, Inc.

By: W L Bainbridge

W.L. Bainbridge, President

Attest:

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STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.L. Bainbridge., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, of the W.L. Bainbridge, Inc., a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand official seal at Antioch, Tennessee, this 28th day of August, 1998.

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

Elizabeth E. Taplett

notary public

Commission expires: _____

4778 09/01 0101 03CHECK 487.38

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	
				128750.00
			CON TX	476.38
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	487.38
			CHECK	487.38
09/01/98	01	12:35	0001	4778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482266

IDENTIFYING REFERENCE

98 SEP -1 PM 12:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1340229