K 11091

BOOK 11091 PAGE 806

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 **$102,000.00**

Deborah Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF AUGUST, 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
Deborah Clark	**Guaranty Trust Company**	**150-7-195**
(NAME) **617 Country Meadow Court**	(NAME) **640 Broadmor, #100**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **Willard Thomas Bailey and wife, Veronica Sue Bailey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Clark and Carl Leonard as joint tenants with right of suvivorship**, 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. 172 on the Plan of The Country Section 5 of record in Plat Book 5200, Page
271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Willard Thomas Bailey and wife, Veronica Sue Bailey by deed of record in Book 6247, Page 448, 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 **617 Country Meadow Court, 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.

U482301
IDENTIFICATION REFERENCE

98 SEP -1 PM 12:48
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **27th day of August, 1998**.

Willard Thomas Bailey

Veronica Sue Bailey

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 Willard Thomas Bailey and Veronica Sue Bailey 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 27th day of August, 1998.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission expires: 5/26/2002

481.3 09/01 0101 03CHECK 388.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11091 PAGE 808

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	
				102000.00
			CON TX	377.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	388.40
			CHECK	388.40

09/01/98 01 12:49 0001 4813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482301
IDENTIFICATION REFERENCE

98 SEP -1 PM 12:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340264