BOOK 11095 PAGE 821 Box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Barbara Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1998.

CHRISTY C. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Christy C. Wood
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(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
James H. Leftrick	James H. Leftrick	**150-3-98**
(NAME)	(NAME)	
3309 Country Way Road	3309 Country Way Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch , Tn. 37013	
(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, **Van E. Krehand wife, Martha B. Kreh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James H. Leftrick and wife, June C. Leftrick**, 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. 84 on the Plan of The Country Section Three of record in Plat Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Van E. Kreh and wife Martha B. Kreh by deed of record in Book 6749, Page 285, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **3309 Country Way Road, 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.

0483380
IDENTIFICATION REFERENCE

98 SEP -2 PM 2:21
REGISTER
DAVIDSON COUNTY, TN.

5936 98/02 0101 03CHECK 358-80

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

Van E. Kreh
Van E. Kreh

Martha B. Kreh
Martha B. Kreh

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 Van E. Kreh and wife, Martha B. Kreh 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.

Commission expires: 5/26/2002

Notary Public

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11095 PAGE 823

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.80
CHECK	358.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/98 01 14:22 0001 5938

0483380

IDENTIFYING REFERENCE

98 SEP -2 PM 2:21

REGISTER
DAVIDSON COUNTY, TN.

No. 1341379