BOX

WARRANTY DEED

BOOK 11112 PAGE 906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires 2-19-2002

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
Randy Shemin	Randy Shemin	**150-1-80**
(NAME)	(NAME)	
6928 Stone Creek Rd	6928 Stone Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Anthony Ransom and Angela Ransom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy Shemin and David Dice**, 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. 261 on the Plan of Edge-O-Lake Estates Section 3 of record in Plat Book 3600, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grady Ransom and wife, Eulene Ransom by Deed being recorded in Deed Book 7049, Page 670, said Register's Office. Grady Ransom predeceased Eulene Ransom. Eulene Ransom died leaving Anthony Ransom and Angela Ransom as her sole heirs, Reference heirship affidavit in Book 11112, Page 905, said Register's Office.

This conveyance is subject ot a certain Deed of Trust securing the payment of a promissory note to The Lomas & Nettleton Company of record in Book 7049, Page 673, said Register's Office with a present unpaid principal balance of $63,775.37, which the grantees hereby assume and agree to pay. The escrow accountis hereby transferred to the Grantee.

unimproved ☐
This is improved ☒ property, known as **203 Whorley Drive, Nashville, TN 37217**
(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.

0488022
IDENTIF. & REFERENCE

98 SEP 15 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0966 09/15 0101 03CHECK 280.10

Witness **my/our hand(s)** this **9th day of September, 1998**.

Anthony Ransom

Angela Ransom

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 Angela Ransom and Anthony Ransom 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 9th day of September, 1998.

Commission expires:

Notary Public

ANGELA M. LARGE NOTARY PUBLIC HEREFORD CO., TENN.

My Commission Expires 2-19-2002

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

RECEIVED OF _____

FOR _____

BOOK 11112 PAGE 908

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 72729.16
				CON TX 269.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 280.10
				CHECK 280.10
			09/15/98 01	11:24 0001 0966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488022
IDENTIFYING REFERENCE

98 SEP 15 AM 11:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134635