Box1

WARRANTY DEED

BOOK 11140 PAGE 353

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **25TH DAY OF SEPTEMBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Christina L. Niebruegge	**Southeastern Mortgage of Tennessee, Inc.**	**129-15-A53**
(NAME)	(NAME)	
21 Vaughns Gap Road, No. 53	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37212**	
(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, **Ann E. Boardman unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina L. Niebruegge unmarried,**, 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:

D-53 ea

Land in Davidson County, Tennessee, being Unit No. ~~53~~ on the Plan of Belle Meade Highlands Condominiums, of record in Plat Book 7091, Page 301, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ann E. Boardman, by deed of record in Book 8411, Page 301, 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 Ann E. Boardman, by Chris E. Lambos, Jr., as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11149 Page 352, in the Register's Office forDavidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **21 Vaughns Gap Road, No. 53, Nashville, TN 37205**
(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.

98 OCT -5 AM 8:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0495595
IDENTIF. # REFERENCE

Witness my/our hand(s) this 25th day of September, 1998.

Ann E. Boardman by Chris E. Lambos, Jr. ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 1998 before me personally appeared Chris E. Lambos, Jr., the person who executed the foregoing instrument on behalf of Ann E. Boardman, and acknowledged that ~~she~~ he executed the same as the free act and deed of the said Ann E. Boardman, through Power of Attorney granted Chris E. Lambos, Jr., by the said Ann E. Boarman.

Notary Public

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

Commission Expires: 05/26/2002

9001 10/05 0101 03CHECK 291.83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 355

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	75900.00
CON TX	280.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	291.83
CHECK	291.83

10/05/98 01 08:16 0001 9001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495595
IDENTIF. ↑ REFERENCE

98 OCT -5 AM 8:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354277