# WARRANTY DEED

BOOK 11140 PAGE 375

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Kimberly M. Bandith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 1998.

Elizabeth E. Duplitt
Notary Public

MY COMMISSION EXPIRES: 5-26-2002
(AFFIX SEAL)

NOTARY PUBLIC ELIZABETH E. DUPLITT 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 |
|---|---|---|
| Kimberly M. Bandith | First City Financial | 108-4-A62 |
| (NAME) | (NAME) | |
| 817 Ragsdale Court | 5445 DTC Parkway # 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Englewood CO 80111 | |
| (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, Jack Williams Construction Co., Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly M. Bandith ,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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Villages of Larchwood, Section 2, Phase 2, of record in Plat Book 9700, Page 530, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jack Williams Construction Co., Inc. as of record in Book 10792, Page 871, Register's Office for Davidson County, Tennessee.

unimproved
This is unimproved ☒ property, known as 817 Ragsdale Court, Nashville, TN 37214
(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.

9008 10/05 0101 03CHECK 462.03

98 OCT -5 AM 8:23
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE

0495601

[redacted]

~~Jack Williams Pres~~
Jack Williams Construction Co., Inc.

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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 Jack Williams, 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 ~~Company~~ Jack Williams Construction Co, Inc., a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name
of the corporation by himself/herself as Jack Williams Construction Co., Inc.

Witness my hand official seal at Nashville Tennessee, this 30th day September, 1998
of Davidson, County.

Commission expires: 05/26/2002 Elizabeth E. Triplett
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 11140 PAGE 377

| | | |
|---|---|---|
| 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 121900.00
CON TX 451.03
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 462.03
CHECK 462.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495601
IDENTIF. & REFERENCE

98 OCT -5 AM 8:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354283