| WARRANTY DEED | STATE OF **TENNESSEE**<br>COUNTY OF **DAVIDSON**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,500.00**<br>Judith A. Baker<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **25TH DAY OF SEPTEMBER, 1998.**<br>Notary Public<br>MY COMMISSION EXPIRES: May 26, 2002. |
|---|---|
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ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

**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 |
|---|---|---|
| **Clyde R. Faulkner Jr.** | **First Trust Mortgage Company** | **119-1-27** |
| (NAME) | (NAME) | |
| **367 Glenrose Avenue** | **6525 Quail Hollow Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | **Memphis, TN 38120** | |
| (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, **Kimberly C. McBride**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clyde R. Faulkner Jr.**, 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. 12 on the Plan of A Subdivision of G.P. Rose's Property of record in Plat Book 547, Page 74, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kimberly C. McBride by deed of record in Book 9607, Page 476, 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 **367 Glenrose Avenue, Nashville, TN 37210**
(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 8:25
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0495605

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

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Kimberly C. McBride

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 Kimberly C. McBride the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9/25/98.

Notary Public

Commission expires: 5/26/2002

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

9012 10/05 0101 03CHECK 294-05

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

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 399

| | | |
|---|---|---|
| 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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 294.05
CHECK 294.05
10/05/98 01 08:27 0001 9012

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0495605
IDENTIF. ↑ REFERENCE

98 OCT -5 AM 8:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1354287