BC

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Kristie R. Shaneyfelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF OCTOBER, 1998**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, ~~1998~~ 2002
(AFFIX SEAL)

BOOK 11145 PAGE 82

THIS INSTRUMENT WAS PREPARED BY
Guaranty Tile & Escrow Inc., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristie R. Shaneyfelt	**SunTrust Bank, Nashville, N.A.**	**150-11-109**
(NAME)	(NAME)	
3425 New Towne Road	**P.O. Box 305110**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37230-5110**	
(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, **Bettie R. McGuffey, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristie R. Shaneyfelt, 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. 216 on the Plan of Towne Village of the Country Section 3 of record in Plat Book 5200, Page268-269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bettie R. McGuffey, unmarried by deed of record in Book 8928, Page 232, Register's Office for davidson County, Tennessee.

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

0301 10/06 0101 03CHECK 270.00

unimproved ☐
This is improved ■ property, known as **3425 New Towne 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.

98 OCT -6 AM 11:40
REGISTER
DAVIDSON COUNTY, TN.

0496836
ELECTRONIC REFERENCE

Witness my/our hand(s) this 2nd day of October, 1998

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Bettie R. McGuffey

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 Bettie R. McGuffey 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 10/2/98.

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

Notary Public

Commission expires: 5-26-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 270.00
CHECK 270.00

10/06/98 01 11:42 0001 0301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496836
IDENTIF. & REFERENCE

98 OCT -6 AM 11:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1355563