# WARRANTY DEED

BOOK 11184 PAGE 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2001~~

(AFFIX SEAL)

**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 |
|---|---|---|
| **Joan Woodard** | **North American Mortgage Company** | **150-14-A-112** |
| (NAME) | (NAME) | |
| **501 Pleasant Colony Court** | **3883 Airway Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Santa Rosa, CA 95403** | |
| (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, **James T. Mclean SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan Woodard and Lisa S. Clarke**, 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. 729 on the Plan of Calumet Phase 7 of record in Plat Book 9700, Page 628, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James T. Mclean SR. by deed of record in Book 9716, Page 139, 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 **501 Pleasant Colony Court, 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.

0507497
IDENTIF. & REFERENCE

98 NOV -3 AM 10:40
REGISTER
DAVIDSON COUNTY, TN.

1584 11/03 0101 03CHECK 469.43

Witness **my/our hand(s)** this **30th day of October, 1998**.



James T. Mclean SR.

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 James T. McLean Sr. the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1998.

Notary Public

Commission expires: 5-26-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11184 PAGE 457

| | | |
|---|---|---|
| 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 | 123900.00 |
| CON TX | 458.43 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 469.43 |
| CHECK | 469.43 |

11/03/98 01 10:40 0001 1584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507497
IDENTIF. & REFERENCE

98 NOV -3 AM 10:40
REGISTER
DAVIDSON COUNTY, TN.

No. 1366732