50x1

WARRANTY DEED

BOOK 11184 PAGE 484

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$76,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF OCTOBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: July 26, 2002.

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY

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
Mathew J. Miller	**Mortgage Resources, Inc.**	86-7-74
(NAME) **1408 Autumn Knoll Drive**	(NAME) **404 BNA Drive Suite 400**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Nashville, TN 37217**	
(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, **Joe A. Brown, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mathew J. Miller and wife Stacy A. Miller**, 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. 118 on the Plan of Jackson's Retreat Phase III of record in Plat Book 5200, Page 517 and 518, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joe A. Brown by deed of record in Book 8088, Page 263, 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 Joe A. Brown by Teri Lynne Cannon as his Attorney-in-fact pursuant to recorded Power of Attorney of record in Book 11184 Page 483, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1408 Autumn Knoll Drive, Hermitage, TN 37076**
(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.

0507502
IDENTIF. & REFERENCE

98 NOV -3 AM 10:41
REGISTER
DAVIDSON COUNTY, TN.

1589 11/03 0101 CKCHECK 294.05

Witness my/our hand(s) this 27th day of October, 1998

Joe A. Brown by

Joe A. Brown

Teri Lynne Cannon

Attorney In-Fact

State of Tennessee
County of Davidson

On this 27th day of October, 1998 before me personally appeared Teri Lynne Cannon, the person who executed the foregoing instrument on behalf of Joe A. Brown and acknowledged that She executed the same as the free act and deed of the said Joe A. Brown, through Power of Attorney granted Teri Lynne Cannon by the said Joe A Brown.

Commission expires: 5/216/2002

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 11184 PAGE 486

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
11/03/98	01			10:42 0001 1589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507502

IDENTIF. ↑ REFERENCE

98 NOV -3 AM 10:41

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 136673