WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$53,000.00**

Morgan Edward Rye Sr.
Affiant

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

Victor Hazelwood
Notary Public

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

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11191 PAGE 649

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Mallory Station Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Carol Rye	**OWNER**	**119-13-136**
(NAME)	(NAME)	
301 RADNOR Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Randall Walker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Carol Rye and husband Morgan Edward Rye Sr.**, 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. 48 on the Plan of College Heights Subdivision, of record in Plat Book 332, Page 19, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall Walker by deed of record in Book 8893, Page 731, 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 **475 Timmons Street, Nashville, TN 37211**
(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.

0508961
IDENTIF. ↑ REFERENCE

98 NOV -5 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

Randall Walker

Randall Walker

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 Randall Walker 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 2nd day of November, 1998.

Commission expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

3192 11/05 0101 03CHECK 207.10

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

RECEIVED OF _____

FOR _____

BOOK 11191 PAGE 651

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 53000.00
				CON TX 196.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 207.10
				CHECK 207.10
11/05/98	01			13:29 0001 3192

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV -5 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

0508961
IDENTIF. # REFERENCE

No. 1368326