BOOK 11194 PAGE 722

WARRANTY DEED

TCB-ETCC-98-2973

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,950.00

Cindy Fredrickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 98

Valerie D. Wright
Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

LARGE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY-AT-LAW
4733 Andrew Jackson Pkwy., Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Charette (NAME)	Standard Federal Bank, A (NAME)	149-10-62
1101 Pebble Creek Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Tim E. Saunders and wife, Karen S. Saunders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Charette and ~~XXXXX~~, Bobbie Moreland, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

Being Lot No. 73 on the Plan of Oakwood, Phase 6, Section 2, as of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tim E. Saunders and wife, Karen S. Saunders by deed from Centex Real Estate Corporation, of record in Deed Book 9365, page 755, Register's Office for said County.

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

0509808
IDENTIF. & REFERENCE

98 NOV -6 PM 3:02
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1101 Pebble Creek Court, Antioch, Tennessee 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.

Witness our hand s this 27th day of October 19 98

Tim E. Saunders
Tim E. Saunders

Karen S. Saunders
Karen S. Saunders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim E. Saunders and wife, Karen S. Saunders

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of October, 19 98.

Commission expires 3-3-99

Valerie D Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

4088 11/06 0101 03 CHECK

525.00

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

RECEIVED OF 4089 11/06 0101 03CHECK 514.12

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 138950.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 11.00
				CHECK 11.00
11/06/98	01			15:02 0001 4088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509808
IDENTIF. & REFERENCE

98 NOV -6 PM 3:02
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

CON TX 514.12
TOTAL 514.12
CHECK 514.12
11/06/98 01 15:02 0001 4089

TOTAL $525.12

No. 1369218