WARRANTY DEED

BOOK 11226 PAGE 411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,300.00

Elmer D. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF NOVEMBER, 1998.

Notary Public

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

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer D. Brooks	Owners	**176-1-12**
(NAME) **3868 Round Rock Drive**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **W. L Bainbridge, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elmer D. Brooks and wife Dorothy J. Brooks**, 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. 98 on the Plan of Hickory Woods Estates Section A of record in Plat Book 6900, Page 511, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W. L Bainbridge, Inc. by deed of record in Book 10889, Page 983, 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 **3868 Round Rock Drive, 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 DEC -1 AM 11:01
REGISTER
DAVIDSON COUNTY, TN.

0518367
IDENTIF. ↑ REFERENCE

Witness **our hands** this **19th day of November, 1998**.

W. L Bainbridge, Inc.

By: W L Bainbridge

W. L. Bainbridge, President

Attest:

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W L Bainbridge, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the W L Bainbridge Inc, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 1998.

Commission expires: 5-26-2002

Elizabeth E. Triplett

Notary Public

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

3232 12/01 0101 03CHECK 500-51

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

RECEIVED OF _____

FOR _____

BOOK 11226 PAGE 413

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
				132300.00
				CON TX 489.51
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 500.51
				CHECK 500.51
			12/01/98 01	11:01 0001 3232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518367
IDENTIF. # REFERENCE

98 DEC -1 AM 11:01

REGISTER
DAVIDSON COUNTY, TN.

No. 1378265