WARRANTY DEED

BOOK 11230 PAGE 666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Mr. Dana S. Fairfax
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/30/98.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 27, 2001

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dana S. Fairfax	Guaranty Trust Mortgage Company	135-16-5
(NAME)	(NAME)	
2629 Somerset Drive	3319 West End Avenue	02DX00431
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37203-1074	
(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, Calvin Hall and wife, Cecilia F. Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana S. Fairfax and Pamela Fairfax, 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. 329, on the plan of Edge-O-Lake Estates, Section 9, of record in Plat Book 3700, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Calvin Hall and wife, Cecilia F. Hall by deed from John H. Floyd and wife, Virginia M. Floyd of record in Book 10025, Page 614, 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 2629 Somerset Drive, Nashville, TN 37217
(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 my/our hand(s) this 30th day of November, 1998.

Calvin Hall

Cecilia F. Hall

IDENTIF. ↑ REFERENCE 051944

98 DEC -2 PM 12:47
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4234 12/02 0101 03CHECK 488.30

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 Calvin Hall and wife, Cecilia F. Hall, the bargainors, 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 Nashville, Tennessee this 30th day of November, 1998.

Commission expires:

My Commission Expires MAY 27 2001

Michael J. [illegible]

Notary Public

MICHAEL J. [illegible] NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 11230 PAGE 668

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	
	129000.00
CON TX	477.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	488.30
CHECK	488.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 4334

05194 41
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 12:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137935