WARRANTY DEED

BOOK 11234 PAGE 61

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF NOVEMBER, 1998**.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori H. Traywick	**Mortgage Portfolio Services, Inc.**	**176-1-15**
(NAME)	(NAME)	
3856 Round Rock Drive	**4144 N. Central Expressway #850**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75204**	
(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, **John David Bennett and wife Wendy A. Bennett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori H. Traywick, married**, 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. 101 on the Plan of Hickory Woods 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 the same property conveyed to John David Bennett and wife Wendy A. Bennett by deed of record in Book 10175, Page 838, 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 **3856 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 -3 AM 10:25
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

Witness **my/our hand(s)** this **30th day of November, 1998**. BOOK 11234 PAGE 62

John David Bennett

Wendy A. Bennett

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 John David Bennett and wife Wendy A. Bennett 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.

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

Notary Public

Commission expires: 5/26/2002

5069 12/03 0101 03CHECK 466.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11234 PAGE 63

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
			CHMT	123000.00
			CON TX	455.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	466.10
			CHECK	466.10
		12/03/98	01	10:24 0001 5069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520152
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 10:25
BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

No. 138008