WARRANTY DEED

BOOK 11254 PAGE 848

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,500.00**

Amy S. Scherer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19TH** DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2000

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My Commission Expires 11-27-99

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Michael S. Scherer	**Churchill Mortgage Corporation, A Tennessee Corporation**	**149-4-79**
(NAME)	(NAME)	
2626 Edge O Lake Drive	**761 Old Hickory Blvd., #203**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Brentwood, TN 37027**	
(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, **Barry Neilson Simmons and wife Milya Xan Simmons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Scherer and wife Amy S. Scherer**, 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. 375 on the Plan of Edge-O-Lake Estates Section 6 of record in Plat Book 3700, Page 15 & 16, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barry Neilson Simmons and wife, Milya Xan Simmons by deed of record in Book 9491, Page 975, 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 **2626 Edge O Lake 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.

0525999
IDENTIF. ↑ REFERENCE

98 DEC 16 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness my/our hand(s) this 19th day of November, 1998.

Barry Neilson Simmons

Milya Xan Simmons

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 Barry Neilson Simmons and wife, Milya Xan Simmons 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 19th day of November, 1998.

Commission expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

1355 12/16 0101 03CHECK 445.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11254 PAGE 850

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	CFEE - COMPUTER FEE	PROBATE FEE

LMIT	117500.00
CON TX	434.75
FRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	445.75
CHECK	445.75

12/16/98 01 10:22 0001 1355

98 DEC 16 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

0525999
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400811