# WARRANTY DEED

BOOK 11283 PAGE 483

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF DECEMBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(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**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sarah L. Dailey** | **North American Mortgage Company** | **96-2-45** |
| (NAME) **120 Stewarts Ferry Pike** | (NAME) **3883 Airway Drive** | |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) **Santa Rosa, CA 95403** | |
| (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, **Renaldo L. Brown and wife Patricia S. Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah L. Dailey and Milan H. Melton, unmarried persons**, 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. 47 on the Plan of Cloverbottom Subdivision of record in Plat Book 1424, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Renaldo L. Brown and wife Patricia S. Brown by deed of record in Book 8247, Page 958, 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 **120 Stewarts Ferry Pike, Nashville, TN 37214**
(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.

0533093
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 2:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8872 01/05 0101 03CHECK 288.50

Witness **my/our hand(s)** this **22nd day of December, 1998**.



Renaldo L. Brown

Renaldo L. Brown

Patricia S. Brown

Patricia S. Brown

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 Renaldo L. Brown and wife Patricia S. Brown 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 12/22/98.

Elizabeth E Triplett

Notary Public

Commission expires: 5/26/2002

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 485

| | | |
|---|---|---|
| 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 | PRFEE - PROBATE FEE |

| | |
|---|---|
| ~~CAMT~~ | ~~75000.00~~ |
| CON TX | 277.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 288.50 |
| CHECK | 288.50 |

01/05/99 01 13:59 0001 8872

053093
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 2:01.
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1408260