BOX 1

WARRANTY DEED

BOOK 11291 PAGE 362

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,900.00**

Vernon Ray McGuire Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF JANUARY, 1999.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 24, 2002.
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title 7 Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon McGuire Jr.	**GMAC Mortgage Corporation**	**63-16-B87**
(NAME) **512 Grandwood Blvd**	(NAME) **8360 Old York Road**	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Elkins Park, PA 19117-1590**	
(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, **Ronald A. Petrone and wife Jennifer L. Petrone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon McGuire Jr. and wife Sherrie McGuire**, 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. 146 on the Plan of Hampton Park (formerly Chitwood Downs),a planned unit Development of record in Plat Book 8181, Page112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald A. Petrone Jennifer L. Petrone by deed of record in Book 9515, Page 129, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 512 ~~Grandwood~~ Granwood Blvd, Old Hickory, TN 37138
(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.

0535022

IDENTIFICATION REFERENCE

99 JAN 11 PM 12:48

REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 4th day of January, 1999.

Ronald A. Petrone

Jennifer L. Petrone

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 Ronald A. Patrone and wife Jennifer L. Patrone 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 4th day of January, 1999.

Commission expires: 5/26/2002

Notary Public

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

0983 01/11 0101 03CHECK 565.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11291 PAGE 364

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

0535022

INSTRUMENT # REFERENCE

99 JAN 11 PM 12:48

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			149900.00
		CON TX	554.63
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	565.63
		CHECK	565.63
01/11/99	01	12:45	0001 0983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410344