WARRANTY DEED

BOOK 11296 PAGE 106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$101,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **18TH DAY OF DECEMBER, 1998**

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 106, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elna Jean Pollard	**Capital Bank and Trust Company**	**86-7-32**
(NAME)	(NAME)	
1117 Jackson View Road	1820 West End Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(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, **James L. Tate unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elna Jean Pollard**, 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. 71 on the Plan of Jackson's Retreat Section 2 Phase 1 of record in Plat Book 5200, Page 334 and 335, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James L. Tate by deed of record in Book 9521, Page 548, 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 **1117 Jackson View Road, Hermitage, TN 37076**
(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.

0536493
IDENTIF. ↑ REFERENCE

99 JAN 13 PM 1:12
REGISTER
DAVIDSON COUNTY, TN.

2425 01/13 0101 03CHECK 388.03

Witness my/our hand(s) this 18th day of December, 1998.

James L. Tate

James L. Tate

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 James L. Tate bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1998.

Commission expires: 5/26/2002

Elizabeth E. Pruett

Notary Public

ELIZABETH E. PRUETT
NOTARY PUBLIC
DAVIDSON COUNTY
AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK **11296** PAGE **108**

RECEIVED OF _____

FOR _____

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

0536493

IDENTIF. ↑ REFERENCE

99 JAN 13 PM 1:13

REGISTER
DAVIDSON COUNTY, TN.

CAMT	101900.00
CON TX	377.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	388.03
CHECK	388.03

01/13/99 01 13:15 0001 2425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411873