WARRANTY DEED

BOOK 11303 PAGE 808

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **31ST DAY OF DECEMBER, 1998**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Anthony R. Taylor	OWNER	**150-1-178**
(NAME)	(NAME)	
458 Clearwater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Nancy J. Stancil**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony R. Taylor, unmarried and Angela K. Porter, a single woman as joint tenants with the right of survivorship**, 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. 145 on the Plan of Edge-O-Lake Estates Section VIII of record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nancy J. Stancil, by Final Decree of record in Book 11303, Page 805, 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 **458 Clearwater 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.

05387 13
IDENTIF. & REFERENCE

99 JAN 20 PM 12:56
WILL GARMANY REGISTER
DAVIDSON COUNTY, TN.

RECORDED 1010 02/10 8984 350.00

Witness **my/our hand(s)** this **31st day of December, 1998**.

Nancy J. Stancil

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 Nancy J. Stancil the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1998.

Commission expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11303 PAGE 810

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

0538713

IDENTIF. # REFERENCE

99 JAN 20 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY FOR PURPOSES OF THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CAMT	91697.00
CON TX	339.28
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	350.28
CHECK	350.28

01/20/99 01 12:54 0001 4868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414295