Box 1

# WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1ST DAY OF FEBRUARY, 1999**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

VICTOR B. HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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**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 |
|---|---|---|
| **Eric Mullett** | **Sunshine Mortgage Corporation** | **135-12-A34** |
| (NAME) **2063 Nashboro Blvd.** | (NAME) **750 Old Hickory Blvd. #220** | |
| (ADDRESS) **Nashville, TN 37217** | (ADDRESS) **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, **John A. Irby and wife Mary J. Irby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Mullett and wife Angela Mullett**, 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:

Unit No. 2063 and Garage Unit 2063G, in Nashboro Village Twelve Condominium a horizontal property regime, as shown on the Plat of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee

Being the same property conveyed to John A. Irby and wife, Mary J. Irby by deed of record in Book 10701, Page 189, 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 **2063 Nashboro Blvd., 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.

0545237
IDENTIF. & REFERENCE

99FEB-4 AM11:09

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **1st day of February, 1999**.



John A. Irby

Mary J. Irby

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 John A. Irby and wife, Mary J. Irby 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 1st day of February, 1999.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

1804 02/04 0101 03CHECK 380.63

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11327 PAGE 455

| | | |
|---|---|---|
| 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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 380.63
CHECK 380.63

02/04/99 01 11:07 0001 1804

0545237
IDENTIF. & REFERENCE
99FEB-4 AM11:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1421135