Box T

WARRANTY DEED

BOOK 11327 PAGE 467

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,900.00**

Patricia Lowe
Affiant

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

M. LANE NOTARY PUBLIC Notary Public
RUTHERFORD CO. TENN.
My Commission Expires 2-19-2002

MY COMMISSION EXPIRES: February 19, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lowe	**Midland Mortgage Company**	**150-1-80**
(NAME) **203 Whorley Drive**	(NAME) **P.O. Box 26648**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Oklahoma City,, OK 73126**	
(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, **Randy Shemin and David Dice**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Lowe**, 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. 261 on the Plan of Edge-O-Lake Estates, Section 3 of record in Plat Book 3600, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy Shemin and David Dice by deed of record in Book 11112, Page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Lomas & Nettleton Co. of record in Book 7049, Page 673 and assigned to Foster Mortgage Corporation in Book 7531, Page 397 said Register's Office with a present unpaid balance of approximately $62,600.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

unimproved ☐
This is improved ☒ property, known as **203 Whorley 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.

0545240
IDENTIF. & REFEREN
99FEB-4 AM11:10
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

ALL RECORDING MEMO
PERSONAL PRINTING OR
PHOTOGRAPHIC COPYING
CANNOT BE ACCEPTED

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

Randy Shemin

David Dice

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 Randy Shemin and David Dice 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 Febuary, 1999.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires 2-19-2002

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires 2-19-2002

1807 02/04 0101 03CHECK 439.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11327 PAGE 469

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

0545240
IDENTIF. REFERENCE

99FEB-4 AM11:10
JILL UNDERWOOD REGISTER
DAVIDSON COUNTY, TN.

CAMT
115900.00
CON TX 428.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 439.83
CHECK 439.83

02/04/99 01 11:09 0001 1807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421138