WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF FEBRUARY, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 11-18-01
(AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

BOOK 11346 PG. 113

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
Steven Habacker	**Southeastern Mortgage of Tennessee, Inc.**	**150-3-374**
(NAME) **3437 Shakertown Road**	(NAME) **115 29th Ave. South**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37212**	
(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, **William R. Judson and wife Debbie Merritt Judson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Habacker and wife Sheila Habacker**, 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. 428 on the Plan of The Country Section Nine of record in Plat Book 6900, Page 285 & 286, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William R. Judson and wife Debbie Merrill Judson by deed of record in Book 8874, Page 262, 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 **3437 Shakertown Road, Antioch, TN 37013**
(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.

0550770
IDENTIF. & REFERENCE
99 FEB 19 AM 10:29
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

BOOK 11346 PG 114

Witness **my/our hand(s)** this **16th day of February, 1999**.

William R. Judson

Debbie Merritt Judson

STATE OF Tennessee
COUNTY OF Davdson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William R. Judson and wife Debbie Merrill judson 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 16th day of February, 1999.

Notary Public

Commission expires: 5-26-2002

ELIZABETH E. TA... NOTARY PUBLIC ... AT LARGE ... DAVIDSON COUNTY, TEN...

TST 02/19 0104 CTCHTCK 602.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11346 PG. 115

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

0550770

IDENTIF. # REFERENCE

99FEB 19 AM 10:29

CAMT
159900.00
CO TX 591.63
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 602.63
CHECK 602.63
10:39 0001 7737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426972