Re-record in correct County

BOOK 11349 PG. 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF January

Notary Public

MY COMMISSION EXPIRES: 7-7-2002
(AFFIX SEAL)

ANDREW H. MALONE JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

file

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Branan	James D. Branan	PART OF MAP 100-
(NAME)	(NAME)	
Lot 12, Stonegate	P.O. Box 1465	00-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Brentwood, TN 37024-1465	
(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, SG, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Branan and wife, Phyllis H. Branan

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. 12 on the plan of Stonegate Subdivision of record in Book 9700, page 808, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to SG, LLC by deed from Alan D. Revelette by instrument of record in Book 11246, page 395, Register's OFfice for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Declaration of covenants, conditions, and restrictions of record in Book 11262, page 729, said Register's Office.

Charter of Franklin Pike Circle at Stonegate Subdivision Homeowners Association of record in Book 11262, page 744, said Register's Office.

By-Laws of record in Book 11262, page 748, said Register's Office.

unimproved ( )
This is improved (X) property, known as Lot 12, Stonegate, Nashville, TN
(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.

Witness my hand this 7th day of January, 19 99

SG, LLC

By:
Donald R. Barrett, Jr., Chief Manager

10.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and respectively of the SG, LLC the within named bargainor, and ~~corporation~~ LLC, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC, by the said Donald R. Barrett, Jr. as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 19th day of January 1999.

My commission expires 3/17/2002

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee, County of WILLIAMSON
Received for record the 13 day of
JANUARY 1999 at 9:43 AM. (RECH 304220)
Recorded in official records
Book 1785 Pages 632- 633
Notebook 61 Page 236
State Tax $ 260.85 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 271.85,
Register of Deeds SADIE WADE
Deputy Register KRISTIE HOLT

055121.19

IDENTIF. & REFERENCE

99 FEB 22 AM 10: 16

WILLIAMSON COUNTY REGISTER
WILLIAMSON COUNTY, TN.