STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Sherrie E. Sharps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 1999.

Brenda L Lehman
Notary Public

MY COMMISSION EXPIRES: 3/4/99
(AFFIX SEAL)

BOOK 11350 PG. 133

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherrie E. Sharps	Countrywide Funding Corporation	86-14B-160
(NAME)	(NAME)	
3501 Greenwood Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Calabasas, CA 91302-1613	
(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, **CHRISTINA A. RATCH, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRIE E. SHARPS, AN UNMARRIED PERSON,** 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 172, Final Plat, Fleetwood Subdivision, Phase Two, as of record in Book 6900, Page 738, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christina A. Ratch, unmarried by deed from Jeffrey T. Winston and wife, Georgeann S. Winston of record in Book 9422, Page 710, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3501 Greenwood Drive, Hermitage, TN 37076

(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 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/our hand(s) this 17th day of February, 1999.

Christina A. Ratch
Christina A. Ratch

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

99FEB 22 PM 3:32
RECEIPT #
FEE
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

05165 3
IDENTIFICATION & REFERENCE

6851 02/22 0101 03CHECK 473.50

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina A. Ratch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alhambra, Calif. this 17th day of February, 1999

Commission expires:

C. MAK
Comm. # 1172298
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Feb. 6, 2001

C. Mak

Notary Public

BOOK 11350 PG. 134

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY			MSCEL - 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

BOOK 11350 PG. 135

DAMT

0551653

IDENTIF. A REFERENCE

TD

99FEB22 PM 3:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			125000.00
		CON TX	462.50
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	473.50
		CHECK	473.50
02/22/99	01	15:30 0001	B651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427873