WARRANTY DEED

BOOK 11351 PG. 519

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19TH DAY OF FEBRUARY, 1999**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Oyler	**Southeastern Mortgage of Tennessee, Inc.**	**133-12-205**
(NAME) **424 Dawn Drive**	(NAME) **115 29th Ave. South**	
(ADDRESS) **Nashville, TN 37211**	(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, **Cynthia S. Greer married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy Oyler unmarried**, 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. 47 on the Plan of Greenwood Hills Section 2 of record in Plat Book 4955, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Said Lot 47 fronts 80.00 feet on the easterly margin of Dawn Drive and runs back between parallel lines measuring 175.60 feet on the northerly side and 123.00 feet on the southerly side to a dead line in the rear measuring 72.70 feet thereon.

Being the same property conveyed to Cynthia S. Caldwell unmarried by deed of record in Book 5700, Page 538, Register's Office for Davidson County, Tennessee. Cynthia S. Caldwell and Cynthia S. Greer being one and the same.

unimproved ☐
This is improved ☒ property, known as **424 Dawn Drive, Nashville, TN 37211**
(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.

IDENTIFICATION REFERENCE
5546

99FEB23 PM 1:52

99-336.60 0101 02/23/99 CHECK

Witness my/our hand(s) this 19th day of February, 1999.

Cynthia S. Greer

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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 Cynthia S. Greer the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2/19/99.

Notary Public

Commission expires: 5-26-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11351 PG. 521

0552054
IDENTIFICATION REFERENCE

99FEB 23 PM 1:52

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDCED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

02/23/99 01 13:50 0001 9098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428315