BOOK 11351 PG. 936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 12/6/99

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Return to:

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0514

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
Cindy F. Kanaday	**SouthTrust Mortgage Corporation**	**172-8-B-100**
(NAME) **1513 Celebration Way**	(NAME) **100 Brookwood Place #300**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Birmingham, AL 35353**	
(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, **Freddie Barnard and wife Phyllis G. Barnard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy F. Kanaday**, 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. 100 on the Plan of Bridle Downs Subdivision, as shown on the plan of Bridle Downs, Formerly Known as Forest Acres, Section III, Phase 1 of record in Plat Book 6900, Page 545,546,547 & 548, and revised in Book 6900, Pages 701,702 & 703 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Freddie Barnard and wife Phyllis G. Barnard by deed of record in Book 8118, Page 306, 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 **1513 Celebration Way, 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.

0552147
IDENTIF. ↑ REFERENCE

99FEB 23 PM 3:13
REGISTER
DAVIDSON COUNTY, TN.

"ENV.

02/23 0101 03CHECK 634.45

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

Freddie Barnard

Phyllis G. Barnard

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 Freddie Barnard and wife Phyllis G. Barnard 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 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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. 938

05521147
IDENTIF. # REFERENCE

99FEB23 PM 3:13

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

CAMT
168500.00
CON TX 623.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 634.45
CHECK 634.45

02/23/99 01 15:11 0001 9191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428408