PATSI B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 1999.

Notary Public

. MY COMMISSION EXPIRES: 6-26-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Suite 107, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles & Sherry Daniels	SAME	61-15008.00
(NAME)	(NAME)	
3935 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37075~~ 37216		
(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,

RANCH HOUSE, INC.,

BOOK 11352 PG. 946

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES DANIELS AND SHERRY DANIELS ,

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:

BEING Lot No. 1 on the plan of George W. Burrus' subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 90 feet on the westerly side of Gallatin Road and runs back between parallel lines with the northerly margin of McIver Street, 210 feet to the easterly line of Lot No. 4 on said plan.

BEING the same property conveyed to Ranch House, Inc. by deed of record in Book 8591, page 785, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3935 Gallatin Road, Nashville, TN 37216

(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.

05524290
IDENTIF. # REFERENCE
99 FEB 24 AM 10:30
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
02/24 0101 03CHECK 603.00

Witness our hands this 22nd day of February, 1999.

Ranch House, Inc.
By: Porter Neal President

Attest:

BOOK 11352 PG. 947

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, personally appeared Porter Neal President with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President of the Ranch House, Inc., the within-named bargainor, a corporation, and that they as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Porter Neal as such President.

Witness my hand and official seal at Nashville , Tennessee this 22nd day of February, 1999

Commission expires: 6-26-2002

Patsi B. Gregory
Notary Public

PATSI B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON CO. 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 11352 PG. 948

0552429

IDENTIF. ↑ REFERENCE

99 FEB 24 AM 10:31

REGISTER
DAVIDSON COUNTY, TN.

CAMT
160000.00
CON TX 592.00
PRTFEE 1.00
MISCEL 8.00
CFEE 2.00
TOTAL 603.00
CHECK 603.00
10:29 0001 9480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428692