Box 1

WARRANTY DEED

BOOK 11356 PG. 779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 1999.

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

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
Monica A. Johnson	**Mortgage Resources, Inc.**	**165-13-A42**
(NAME) **4124 Pepperwood Drive**	(NAME) **404 BNA Drive Suite 400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37217**	
(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, **Daniel B. Brown and wife Claudette E. Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica A. Johnson, 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. 382 on the Plan of Peppertree Forest Section 4 of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel B. Brown and wife, Claudette E. Brown by deed of record in Book 8940, Page 517, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4124 Pepperwood Drive, Antioch, TN 37013**
(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.

0553464
IDENTIF. & REFERENCE

99FEB 25 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

RECORDED 02/26 0850 TOTO $2720

Witness **my/our hand(s)** this **5th day of February, 1999**.

BOOK 11356 PG. 780

Daniel B. Brown

Claudette E. Brown

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 Daniel B. Brown and wife, Claudette E. Brown 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 5th day of February, 1999.

Victor Hazelwood
Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 781

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

0553464
IDENTIF. # REFERENCE

99 FEB 25 PM 3:58
REGISTER
DAVIDSON COUNTY, TN.

MAMT	95900.00
ERR	CO
MAMT	95900.00-
CAMT	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	365.83
CHECK	365.83

02/25/99 01 15:56 0001 0583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429788