Bof1

WARRANTY DEED

BOOK 11375 PG. 113

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 06, 2002

(AFFIX SEAL)

NOTARY PUBLIC VICTOR HAZELWOOD DAVIDSON COUNTY, TN

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
Catherine W. Sgambati	**CTX Mortgage Company**	**171-3-A165**
(NAME) **1204 Fort Morgan Place**	(NAME) **P.O. Box 19000**	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, **Robert L. Sumner II and wife, Deborah T. Sumner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine W. Sgambati, 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. 71 on the Plan of First Revision, Section 6A, Fredericksburg of record in Plat Book 7900, Page 509, and amended in Book 9700, Page 150, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert L. Sumner, II and wife, Deborah T. Sumner by deed of record in Book 10474, Page 871, 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 **1204 Fort Morgan Place, Brentwood, TN 37027**
(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.

0558499

RECEIVED FOR RECORD AND IDENTIFIED IN REFERENCE

99 MAR -9 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

891.23 03/09 0101 03CHECK 5849

Witness **my/our hand(s)** this **24th day of February, 1999**.

Robert L. Sumner II

Deborah T. Sumner

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 Robert L. Sumner, II and wife, Deborah T. Sumner 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 24th day of February, 1999.

Notary Public

Commission expires: 5/26/2002

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

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0558499

IDENTIF. A REFERENCE

99 MAR -9 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT
237900.00
CON TX 880.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 891.23
CHECK 891.23

03/09/99 01 09:47 0001 5849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435005