file box 52

WARRANTY DEED

BOOK 11392 PG. 772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2000~~ 3-23-2002

(AFFIX SEAL)

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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
Phaedra H. Marze	**Columbia National, Incorporated**	**136-11-B74**
(NAME) **108 Beech Forge Drive**	(NAME) **P.O. Box 3050**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Columbia, MD 21045-6050**	
(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, Lauretta K. Schneider, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phaedra H. Marze unmarried and Luther Marze Jr. married, 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 County, Tennessee, being Lot No. 74 on the Plan of Bell Forge Village Section 4 Second Revision of record in Plat Book 6250, Page 201, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lauretta K. Schneider by deed of record in Book 10404, Page 432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lauretta K. Schneider by Kathy Carter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page ____, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **108 Beech Forge 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.

05636650
RECEIVED FOR RECORD
99 MAR 19 PM 4:12
REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness **my/our hand(s)** this **12th day of March, 1999**

BOOK 11392 PG. 773

Lauretta K. Schneider

Lauretta K. Schneider
By: Kathy Carter Attorney-In-Fact

State of Tennessee
County of Davidson

On this 12th day of March, 1999 before me personally appeared Kathy Carter, the person who executed the foregoing instrument on behalf of Lauretta K. Schneider and acknowledged that she executed the same as the free act and deed of the said Lauretta K. Schneider, through Power of Attorney granted her by the said Lauretta K. Schneider

Commission expires: 5/26/2002

Elizabeth E. Triplett

Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

288.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11392 PG. 771

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

0563650

INSERT A REFERENCE

99 MAR 19 PM 4:12

CHRT 75000.00
CO TX 277.50
RFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50
1 1 0001 1294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440400