STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 1999.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

BOOK 11398 PG. 501

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey P. Shanks | Sunshine Mortgage Corporation | 79-9-A-15 |
| (NAME) 840 Chandler Grove | (NAME) 2401 Lake Park Drive | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Smyrna, GA 30080 | |
| (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, **WILLIAM L. WATSON JR. AND WIFE, K. SUZANNE WATSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY P. SHANKS AND WIFE, ANETTE A. SHANKS** , 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. 15 on the Plan of Chandler Grove, of record in Book 7900. Page 796; Amended in Book 7900, Page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Watson, Jr. and wife, K. Suzanne Watson by deed from Zaring Homes, Inc. of record in Book 10433, Page 541, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 840 Chandler Grove Drive, Hermitage, TN 37076

(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.

Witness my/our hand(s) this 22nd day of March, 1999.

William L. Watson Jr.
William L. Watson Jr.

K. Suzanne Watson
K. Suzanne Watson

MAIL ENV.

99 MAR 24 PM 2:53

0565273

IDENTIF. ↑ REFERENCE

RECEIVED FROM TICOR TITLE 03/24/99 0101 03CHECK 735.00

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

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 William L. Watson Jr. and wife, K. Suzanne Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 22nd day of March, 1999

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

BOOK 11398 PG. 502

# 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 11398 PG. 503

05652 73

IDENTIF. & REFERENCE

99 MAR 24 PM 2:53

| | |
|---|---|
| CAMT | |
| | 195900.00 |
| CON TX | 724.83 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 735.83 |
| CHECK | 735.83 |

03/24/99 01 14:52 0001 3011

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1442096