WARRANTY DEED

BOOK 11414 PG. 506

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,950.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF MARCH, 1999**.

Notary Public

MY COMMISSION EXPIRES: Mar 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guranty 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
Frank Reid Shippen	**NVR Mortgage Finance, Inc.**	**118-1-370 & 371**
(NAME)	(NAME)	
913 Knox Avenue	**100 Ryan Court, P.O Box 999**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Pittsburg, PA 15230**	
(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, **Frederick W. Von Colln and wife, Toni P. Von Colln and Heidi Hyatt unmarried and Lynne L. Robertson unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Reid Shippen and wife, Stephanie King Shippen**, 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 Nos. 12 and 13 on the map of W.D. Gale's Kirkwood Addition, as of record in Book 332, Page 76, Register's Office for said County.

Said Lots Nos. 12 and 13 fronts 50 feet each on the south side of Knox Avenue and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Frederick W. Von Colln and wife, Toni P.Von Colln and Walter H. Hyatt and wife, Heidi Hyatt, and Lynn L. Robertson by deed of record in Book 9356, Page 565, Register's Office for Davidson County, Tennessee. The said Walter H. Hyatt having since died.

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

unimproved ☐
This is improved ☒ property, known as **913 Knox Avenue, Nashville, TN 37204**
(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.

99 APR -5 PM 2:00

05669308

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

Witness **my/our hand(s)** this **26th day of March, 1999**

Heidi Hyatt

Heidi ~~Hyatt~~

Toni P. Von Colln

~~Lynne L. Robertson~~

Toni P. Von Colln

Frederick W. Von Colln

L. L. Robertson

~~Toni P. Von Colln~~

Lynne L. Roberson

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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 Frederick W. Von Colln and wife, Toni P. Von Colln and Heidi Hyatt and Lynn L. Robertson 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 3/26/99.

Elizabeth E. Trifletti

Notary Public

Commission expires: 5 26 2002

ELIZABETH E. TRIFLETTI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

RECORDED 1999 Mar 30 12:00 PM
RECORDING FEE 11.00

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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99 APR -5 PM 2:00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446274