WARRANTY DEED

BOOK 11414 PG. 631

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 1999.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

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
Sherry D. Wells	**AEDC Federal Credit Union**	**87-5-A57**
(NAME)	(NAME)	
5948 Colchester Drive	**550 William Northern Blvd.**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Tullahoma, TN 37388**	
(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, **David C. Markstone and wife, Deborah E. Markstone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherry D. Wells 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. 110 on the Plan of Farmingham Woods Section 1 Phase II of record in Plat Book 7900, Page 306, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David C. Markstone and wife, Deborah E. Markstone by deed of record in Book 8496, Page 694, 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 **5948 Colchester 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 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.

05609326

99 APR -5 PM 2:10

REGISTER
DAVIDSON COUNTY, TN

Witness **my/our hand(s)** this **31st day of March, 1999**.

David C Markstone
David C. Markstone

Deborah E Markstone
Deborah E. Markstone

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 David C. Markstone and wife Deborah E. Markstone 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 3/31/99.

Elizabeth E Triplett
Notary Public

Commission expires: 5-26-2002

DAVIDSON COUNTY

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 11414 PG. 603

0569326

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446292