WARRANTY DEED

BOOK 11419 PG. 497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Julie Bowers Hunt
Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Julie Bowers Hunt	Countrywide Home Loans, Inc	118-13-252
(NAME)	(NAME)	
1022 Caldwell Lane	155 North Lake Avenue	16DA-40183
(ADDRESS)	(ADDRESS)	
Nashville, TN	Pasadena, CA 91109	
(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, Phillip A. Hester Jr. and wife, Jennifer J. Hester, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Bowers Hunt, 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. 5-B on the Plan of Zone Lot Division Lots 5 & 6 Resubdivision of Part of Lots 38 and 39 O.F. Noel's Plan of Lots called "Noelton", as of record in Book 5800, Page 378, amended in Book 6250, Page 186, Register's Office for said County.

SAID Lot No. 5-B fronts 32.40 feet on the northerly margin of Caldwell Lane and extends back 198.74 feet on the easterly line and 198.76 feet on the westerly line to a dead line in the rear, measuring 32.65 feet thereon.

BEING the same property conveyed to Phillip A. Hester, Jr. and Jennifer J. Havens, as Joint Tenants with rights of survivorship by deed from G. William Brown and spouse, Patsy Marie Withers Brown of record in Book 10793, Page 497, 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 1022 Caldwell Lane, 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.

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

Phillip A. Hester Jr.

Jennifer J. Hester

B498 04/06 0101 03CHECK 547.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11419 PG. 498

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip A. Hester Jr. and wife, Jennifer J. Hester, 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 31st day of March, 1999.

Commission expires: January 27, 2001

Jill L. Roller

Notary Public

057052

IDENTIFICATION (IF REQUIRED)

99 APR -6 PM 6:1

BILL GARNER, REGISTER
DAVIDSON COUNTY, TENN.

MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11419 PG. 499

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

0570527

IDENTIFICATION/REFERENCE

99 APR -6 PM 6:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 547.50
CHECK 547.50

04/06/99 01 18:20 0001 B498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447518