WARRANTY DEED

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Samuel Holder Jr.
Affiant

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

Shelly A Gardner
Notary Public

MY COMMISSION EXPIRES:
(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
Samuel Holder Jr	North American Mortgage Company	50-3-B-36CO
(NAME)	(NAME)	12D87959
1029 Mulberry Way	4301 Hillsboro Road, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, Mary Hanna and husband, Glenn Hanna, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Holder Jr, husband and wife Berneda J. Holder, 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. 36 on the Plan of Mulberry Downs, Phase 1-A, a Planned Unit Development, of record in Plat Book 6900, Page 940, amended in Plat Book 7900, Pages 84 through 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 40.00 feet on the southwesterly side of Mulberry Way and runs back 105.00 feet on the northerly lot line and 106.00 feet on the southerly lot line to a line in the rear which measures 40.01 feet thereon.

BEING the same property conveyed to Mary W. Cook, unmarried by deed from Phillips Builders, Inc. of record in Book 8154, Page 14, Register's Office for Davidson County, Tennessee. The said Mary W. Cook having since married and is now known as Mary Hanna.

Glenn Hanna, husband of the said Mary Hanna, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

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

unimproved ☐
This is improved ☒ property, known as 1029 Mulberry Way, Nashville, TN 37207
(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

Mary Hanna
Mary Hanna

Glenn Hanna
Glenn Hanna

0570950
IDENTIFICATION REFERENCE

99 APR -7 AM 9:50
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

04/07 0101 03CHECK 340.30

5026

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 Mary Hanna and husband, Glenn Hanna, 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:

Shelly A Gardner

Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11420 PG. 726

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

0570950

IDENTIFICATION/REFERENCE

99 APR -1 AM 9:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	340.30
CHECK	340.30

04/07/99 01 09:52 0001 B926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447944