# WARRANTY DEED

After recording Return To:
SETCO
5120 Virginia Way, Suite C-22
Brentwood, TN 37027

BOOK 11425 PG. 977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 1999.

Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

Title Enterprises, LLC — THIS INSTRUMENT WAS PREPARED BY, 3354 Perimeter Hill, Suite [illegible], Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marvin S. Blair | Marvin S. Blair | 104-1300-F-145.00 |
| (NAME) | (NAME) | |
| 145 Brighton Close | 145 Brighton Close | |
| (ADDRESS) | (ADDRESS) | |
| , TN 37027 | Nashville, TN 37205 | |
| (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, Diane D. Reese* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin S. Blair and Joann M. Blair,** 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:

**SEE ATTACHED EXHIBIT A**

0615 04/09 0101 03CHECK 1261.23

*unmarried, **husband and wife

unimproved ☐
This is improved ☒ property, known as 145 Brighton Close, Nashville, TN 37205
(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. the 30th day of March, 1999.

Diane D. Reese

STATE OF TENNESSEE
COUNTY OF

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 3/21/2001

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

99 APR -9 AM 1:55
DAVIDSON COUNTY, TN. REGISTER

0572455

IDENTIFICATION REFERENCE

MAIL ENV.

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

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane D. Reese, unmarried, the bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the with instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of March, 1999.**

**My Commission expires: 3/21/2001**

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**Notary Public**

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Brighton Close, Phase II, of record in Book 7900, page 624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BOOK 11425 PG. 978

Being the same property conveyed to Diane D. Reese by Deed from Brighton Close, LTD., Limited Partnership, dated November 5, 1993 and recorded November 8, 1993 in Book 9144, page 860, Register's Office for Davidson County, Tennessee.

**This conveyance is made subject to the following: Taxes for the year 1999 which have been prorated and payment thereof, by acceptance of this conveyance is expressly assumed by the Grantees; Restrictions of record in Book 7522, Page 108, Book 7557, Page 621, Book 8707, Page 500, Book 8273, Page 884, Book 8561, Page 812, 819, 824, 829, 834 and 839, and in Bok 8698, Page 557, and all matters shown on the Plan of Record.**

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

| | | | | | |
|---|---|---|---|---|---|
| CV | CONVEYANCE | CC | CERTIFIED COPY | MISC | MISCELLANEOUS |
| MG | MORTGAGE | REL | RELEASE | CONTX | STATE TAX CONVEY |
| WD | WARRANTY DEED | UCC | UNIFORM COMMERCIAL CODE | MGTX | STATE TAX MORT |
| TD | TRUST DEED | CFEE | COMPUTER FEE | PBFEE | PROBATE FEE |

BOOK 11425 PG. 971

0572455

IDEM... DIFFERENCE

99 APR -9 PM 1:55

D...

| | |
|---|---|
| CAMT | 337900.00 |
| CON TX | 1250.23 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1261.23 |
| CHECK | 1261.23 |

04/09/99 01 13:57 0001 0615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1449609