# WARRANTY DEED

BOOK 11427 PG. 938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,800.00

Anthony D. Benson
Affiant

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

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 27, 2001
(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE

**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 |
|---|---|---|
| Anthony D. Benson | North American Mortgage Company | 108-8-112 |
| (NAME) | (NAME) | |
| 3129 East Lake Drive | 4301 Hillsboro Road, Suite 328 | 3D-86070 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | 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, Dorothelee McMains-Withers and husband, Michael L. Withers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony D. Benson and Yolanda Benson, 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. 75 on the plan of Section Two, East Lake subdivision of record in Book 5200, Page 299 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dorothe Lee McMains, unmarried by deed from James Gary Hunter and wife, Jane T. Hunter of record in Book 9753, Page 611, Register's Office for Davidson County, Tennessee. The said Dorothelee McMains-having since married and is now known as Dorothelee McMains-Withers.

Michael L. Withers, husband of the said Dorothelee McMains-Withers, 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 3129 East Lake Drive, Nashville, TN 37214
(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.

Dorothelee McMains-Withers

Michael L. Withers

1174 04/12 0101 03CHECK 324.76

99 APR 12 PM 1:35

0572957

IDENTIFICATION REFERENCE

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11427 PG. 939

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothelee McMains-Withers and husband, Michael L. Withers, 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: My Commission Expires MAY 27 2001

Notary Public

MICHAEL J. NOLAN NOTARY PUBLIC AT LARGE TENN.

# 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 11427 PG. 940

05729957

IDENTIFICATION/REFERENCE

99 APR 12 PM 1:35

ALL TAXES PAID
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 84800.00 |
| CON TX | 313.76 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 324.76 |
| CHECK | 324.76 |

04/12/99 01 13:37 0001 1174

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1450162