WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,500.00**

Barbara D. Baer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002.~~ 5/16/99
(AFFIX SEAL)

TERESA L. BE... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, ... My Commission Expires ...

BOOK 11436 PG. 817

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara D. Baer	**Home Mortgage, Inc.**	**150-9-B505**
(NAME) **505 Forest Pointe Place**	(NAME) **118 Arrowhead Drive**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Hendersonville, TN 37075**	
(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, **Linda Ann Astles, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara D. Baer, 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:

Being Unit 505 on the Revised Final Plat of Forest Pointe Condominiums of record in Plat Book 6900, Page 930, amended in Book 7900, page 16, and as shown as an Exhibit to the amended Master Deed of record in Book 8050, Page 853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Ann Astles, unmarried by deed of record in Book 10143, Page 918, 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 **505 Forest Pointe Place, Antioch, TN 37013**
(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.

0575636
IDENTIFICATION REFERENCE

99 APR 19 AM 11:15
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

294.05 04/19/99 0101 03CHECK

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

Witness **my/our hand(s)** this **13th day of April, 1999**.

Linda Ann Astles

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 Linda Ann Astles the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 1999.

Notary Public

NOTARY PUBLIC AT LARGE
ANGELA M. LAKE
DAVIDSON CO., TENN.

My Commission Expires 2-18-2002

Commission expires:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11436 PG. 819

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

0575636

IDENTIFICATION REFERENCE

99 APR 19 AM 11:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	294.05
CHECK	294.05

04/19/99 01 11:17 0001 4039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452999