WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$53,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF APRIL, 1999**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

BOOK 11438 PG. 324

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Cryer	Owner [redacted]	**148-6-146**
(NAME)	(NAME)	
407 Derrick Court	~~25800 Northwestern Hwy., #975~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~Southfield, MI 48075~~	
(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, **Jerry M. Matthews, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Cryer, married**, 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 Lot No. 9-B, of the Zone Lot Division of Lots 9 Bakertown Gardens, Section II, as of record in Plat Book 6250, Page 407, Register's Office for said County, to which reference is made for a more completer description.

Being the same property conveyed to Jerry M. Matthews by deed of record in Book 8836, Page 888, 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 **407 Derrick Court, 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.

05761106

IDENTIFICATION REFERENCE

99 APR 20 AM 9:39
DAVIDSON COUNTY, TN.

208.21 KDEHDSO 1010 02/20 0554

Witness **my/our hand(s)** this **8th day of April, 1999**.

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Jerry M. Matthews

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 Jerry M. Matthews the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 1999.

Notary Public

Commission expires: 5/26/2002

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

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05761106

IDENTIFICATION/REFERENCE

99 APR 20 AM 9:39

CAMT	53300.00
CON TX	197.21
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	208.21
CHECK	208.21

04/20/99 01 09:41 0001 4538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453493