WARRANTY DEED

BOOK 11442 PG. 277

EFTM-99-983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept 23 2000
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joel L. Klopfenstein	FT Mortgage Companies dba First	97-13-25
(NAME)	(NAME)	
3217 Blackwood Drive	P. O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Memphis, TN 38101	
(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, Jeffrey H. Ray and wife, Marcia Ray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel L. Klopfenstein and Erin L. Klopfenstein, Husband and Wife

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. 136 on the Plan of Larchwood, Section II, as of record in Plat Book 5200, Page 57,58,and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey H. Ray by deed from Metropolitan Federal Savings and Loan Association of record in Deed Book 6550, page 491, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5479, page 443, Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 7046, page 849, Register's Office for said County.

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

0577110

IDENTIFICATION REFERENCE

99 APR 22 AM 9:09

ALL TAXES PAID
DAVIDSON COUNTY, TN.

5613 04/22 0101 03CHECK 336.60

unimproved ( )
This is improved (X) property, known as 3217 Blackwood Drive, Nashville, Tennessee 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 our hand s this 15th day of April 19 99

Jeffrey H. Ray

Marcia Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11417 PG. 278

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey H. Ray and wife, Marcia Ray

the bargainor s 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 Hermitage, Tennessee, this 15th day of April, 1999.

Commission expires My Commission Expires Sept 23 2000

M. DENISE WHITE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

M. Denise White
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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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0577110

ID ENTRY REFERENCE

99 APR 22 AM 9:09

DAVIDSON COUNTY, TN.

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

04/22/99 01 09:11 0001 5612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475558