WARRANTY DEED

BOOK 11447 PG. 193

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$85,000.00**

Beth A Johnson
Trantee

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **23RD DAY OF APRIL, 1999.**

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: 4th day of APRIL 2002.

(AFFIX SEAL)

NOTARY PUBLIC
ELIZABETH E. TRIPLETT
DAVIDSON COUNTY, TENN.

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
Beth A. Johnson	**Union Planters Bank, National Association**	**148-8-64**
(NAME) **4592 Artelia Drive**	(NAME) **7130 Goodlett Farms Pky - 4 West**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Memphis, TN 38173**	
(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, **Curtis J. Hiner and wife Terri L. Hiner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beth A. Johnson and husband Trent M. Johnson**, 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. 36 on the Plan of Oakwood Terrace Section One of record in Plat Book 4460, Pages 54 and 55, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Curtis J. Hiner and wife, Terri L. Hiner by deed of record in Book 9396, Page 621, 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 **4592 Artelia Drive, 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.

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

7183 04/26 0101 03CHECK 325.50

99 APR 26 PM 3:31

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Witness my/our hand(s) this 23rd day of April, 1999.

Curtis J. Hiner

Terri L. Hiner

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 Curtis J. Hiner and wife, Terri L. Hiner 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 23rd day of April, 1999.

Notary Public

Commission expires: 5/26/2002

ELIZABETH E TRAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11447** PG. **195**

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

057858 9

99 APR 26 PM 3:31

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.50
CHECK 325.50

04/26/99 01 15:33 0001 7183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477117