Box 1

WARRANTY DEED

BOOK 11452 PG. 138

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH **DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

ANGELA LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick T. Taylor	**Franklin American Mortgage Company**	136-14-112
(NAME) **2921 Starboard Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Franklin, TN 37067**	
(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, **Greg B. Richmond and wife Julie Ann Ricmondand Rashell R. Richmond, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick T. Taylor and wife Julia A. Taylor**, 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. 41 on the Plan of Section Two, Harbour Town Village, as of record in Plat Book 4675, Pages146 and 147, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Greg B. Richmond and wife, Julie Ann Richmond and Rashell R. Richmond by deed of record in Book 10722, Page 808, 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 **2921 Starboard Drive, Nashville, TN 37217**
(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.

0579894

IDENTIFICATION REFERENCE

99 APR 28 PM 3:50

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

E2544 04/28 0101 02CHECK 491.64

Witness **my/our hand(s)** this **27th day of April, 1999**.

Rashell R. Richmond

Greg B. Richmond

June Ann Ricmond

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 Greg B. Richmond , Julie Ann Richmond and Rashell R. Richmond 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 27th day of April, 1999.

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

Notary Public

My Commission Expires 2-19-2002

Commission expires:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 140

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

0579894

IDENTIFICATION REFERENCE

99 APR 28 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
12?900.00
CON TX 480.64
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 491.64
CHECK 491.64

04/28/99 01 15:53 0001 8544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478463