Box 1

WARRANTY DEED

BOOK 11452 PG. 164

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH **DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

NOTARY PUBLIC LARGE CRAWFORD CO

My Commission Expires 2-19-2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaundria M. Thomas	**National Bank of Commerce**	**148-6-153**
(NAME)	(NAME)	
412 Derrick Court	**7770 Poplar Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Germantown, TN 38138**	
(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, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaundria M. Thomas, 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 Lot No. 11B of the Zone Lot Division of Lots 11 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 complete description.

Being the same property conveyed to Jerry M. Matthews by deed from Cheryl E. Matthew of record in Book 8836, Page 888, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **412 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.

0579900

IDENTIFICATION REFERENCE

99 APR 28 PM 3:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8550 04/28 0101 03CHECK 233.00

Witness my/our hand(s) this 19th day of April, 1999.

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 19th day of April, 1999.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE HERFORD CO., TEXAS

Notary Public

Commission expires: 5/26/2002

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 166

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

0579900

IDENTIFICATION REFERENCE

99 APR 28 PM 3:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

04/28/99 01 16:00 0001 8550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478469