WARRANTY DEED

BOOK 11452 PG. 216

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,345.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 2-18-01

(AFFIX SEAL)

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
Richard P. Niedergeses	**Franklin American Mortgage Company**	**150-14-A115**
(NAME) **4201 Pleasant Colony Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(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, **James T. McLean Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard P. Niedergeses and wife Mary W. Niedergeses**, 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. 732 on the Plan of Calumet, Phase 7 of record in Plat Book 9700, Page 628, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to James T. McLean, Sr., unmarried by deed of record in Book 9854, Page 477, Register's Office for Davidson County, Tennessee.

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

0580 04/28 0101 03CHECK 474.77

unimproved ☐
This is improved ☒ property, known as **4201 Pleasant Colony 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.

0579910
IDENTIFICATION REFERENCE
99 APR 28 PM 4:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 26th day of April, 1999.

James T. McLean Sr.

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 James T. McLean, Sr., unmarried 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 26th day of April, 1999.

Notary Public

Commission expires: ~~5/26/2002~~ 2-18-02

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 218

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

0579910

IDENTIFICATION REFERENCE

99 APR 28 PM 4:09

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	125345.00
CON TX	463.77
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	474.77
CHECK	474.77

04/28/99 01 16:11 0001 8560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478479