WARRANTY DEED

BOOK 11460 PG. 44

BCNI-99-1471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Mary D. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

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
Mary D. Ellis	Columbia National Incorporated	MAP 26-7
(NAME)	(NAME)	
105 Brenton Court	P.O. Box 3050	PARCEL 108
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MD 21045-6050	GO-20708
(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, Josephine T. Ray, a single woman and Ronald Eugene Pearce, Sr. and wife, Catherine S. Pearce *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary D. Ellis, an unmarried person

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. 186 on the Plan of Windsor Green, Phase II, Section I, of record in Book 6250, Pages 988 and 989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Josephine T. Ray and Ronald Eugene Pearce, Sr., by warranty deed from Randall Phillips Builders, Inc., of record in Book 7261, Page 546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6406, Page 929, and in Book 6406, Page 950, and subject to the bylaws of record in Book 6406, Page 963, Register's Office for Davidson County, Tennessee.

Catherine S. Pearce, wife of Ronald Eugene Pearce, Sr., joins in this conveyance for the purpose of waiving and conveying any and all interest she may have in said property, including but not limited, to her marital interest.

The said Josephine T. Ray being one and the same as Josephine Pearce, Josephine T. Ray and Josephine T. Ray Pearce.

99 MAY -4 AM 8:46
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

MAIL ENV.

05819763

unimproved ( )
This is improved (X) property, known as 105 Brenton Court, Goodlettsville, TN 37072
(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 30th day of April, 19 99

Josephine Pearce
Josephine Pearce

Catherine S. Pearce
Catherine S. Pearce

Ronald Eugene Pearce, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11460 PG 45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josephine T. Ray, a single woman and Ronald Eugene Pearce, Sr. and wife, Catherine S. Pearce

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 Brentwood, Tennessee this 30th day of April, 1999.

Commission expires

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

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

.TAX MORTGAGE DOCUMENTARY $2.50

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 _____

BOOK 11460 PG. 46

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

05/04/99 01 08:52 0001 0762

[illegible] T	95000.00
CAMT	95000.00
VOID	
CAMT	95000.00-
CON TX	351.50
PRFEE	1.00
MSFEE	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

99 MAY -4 AM 8:46

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

05819976

CHECK # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455454