WARRANTY DEED

NOTARY PUBLIC AT LARGE — KIMBERLY PARKER — RUTHERFORD COUNTY, TENNESSEE

BOOK 11462 PG. 501

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,399.56

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF APRIL, 1999.**

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: ~~April 29, 1999~~. 2-18-01
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Poteet	**Union Planters Bank, National Association**	**149-8-A117**
(NAME) **117 Davenport Drive**	(NAME) **401 Union Street**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37219**	
(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, **J. Dale Mathews and wife, Deborah A. Mathews and Charles W. Hand**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise Poteet**, 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 Unit No. 117 on the Plan of Davenport Condominiums of recordin Plat Book 6250, Page 807 and Book 6900, Page 22, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Dale Mathews and wife, Deborah A. Mathews and Charles W. Hand by deed of record in Book 7324, Page 785, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of J.Dale Mathews and wife, Deborah A. Mathews by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11462, Page 500, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to City Federal Savings Bank of record in Book 7324, Page 788, said Register's Office with a present unpaid balance of approximately $61,399.96 which the Grantee herein hereby assums and agrees to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Unimproved ☐
This is improved ☒ property, known as **117 Davenport 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.

0582612

DEED AND REFERENCE

99 MAY -4 PM 3:36

REGISTER / REGISTER
DAVIDSON COUNTY, TN.

404 05/04 0101 03CHECK 293.68

Witness my/our hand(s) this 29th day of April, 1999.

Charles W. Hand

J. Dale Mathews

Deborah A. Mathews

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Charles W. Hand 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 Clarksville Tennessee, this 4/29/99.

Notary Public

Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 1999, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of J. Dale Matthews and Deborah A. Matthews, through Power of Attorney granted on April 23, 1999 to Terry DeSelms by the said J. Dale Mathews and Deborah A. Mathews.

Witness my hand and official seal at Antioch, Tennessee this 29th day of April, 1999.

My Commission expires 2/18/01

Kimberly R. Parker, Notary

K. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 503

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

05826612

IDENTIFICATION REFERENCE

99 MAY -4 PM 3:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76399.96
CON TX	282.68
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	293.68
CHECK	293.68

05/04/99 01 15:39 0001 1404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456091