BOOK 11466 PG. 655

WARRANTY DEED

TCB-SSM-99-1151

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 1999

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

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
Julie L. Owens	Sunshine Mortgage Corporation	131-1-B-136
(NAME)	(NAME)	
16 Redbud Drive	P.O.Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 38205	Marietta, GA 30065	
(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, June Brune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie L. Owens, 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. 16 on the Plan of Redbud, as of record in Plat Book 4675 137,and amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to June Rose n.k.a. June Brune by deed from Carol Cox Montgomery, unmarried of record in Deed Book 9798, page 724, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4875, page 935, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAIL ENV.

99 MAY -6 AM 10:57

0358 05/04 0101 03CHECK 1158.00

05834497

This is unimproved ( ) improved (X) property, known as 16 Redbud Drive, Nashville, Tennessee 38205
(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 my hand this 30th day of April, 1999

June Brune

June Brune

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Brune

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 19 99.

Commission expires 9-28-2002

Notary Public

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

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11466 PG. 657

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

0583497

REGISTER'S REFERENCE

99 MAY -6 AM 10:57

DAVIDSON COUNTY TN

CAMT 310000.00
CON TX 1147.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1158.00
CHECK 1158.00

05/06/99 01 11:00 0001 2358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457031