BOX 1

WARRANTY DEED

BOOK 11473 PG. 187

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 **$91,300.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norberto Lopez	**Southeastern Mortgage of Tennessee, Inc.**	**176-1-57**
(NAME)	(NAME)	
4840 Peppertree Drive	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37212**	
(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, **John V. Baker and wife Bonnie R. Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norberto Lopez, unmarried and Cynthia Robles, 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:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Peppertree Forest Subdivision, Section One, Revised, recorded in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate ~~legal~~ legal description.

Being the same property conveyed to John V. Baker and wife, Bonnie R. Baker by deed of record in Book 8751, Page 978, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **4840 Peppertree 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.

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

99 0585430
IDENTIFICATION REFERENCE
99 MAY 11 PM 12:37
ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

427 05/11 0101 02BMLD 24.00

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

John V. Baker

John V. Baker

Bonnie R. Baker

Bonnie R. Baker

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 John V. Baker and Bonnie R. Baker the bargainors, 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 Nashville, Tennessee, this 29th day of April, 1999.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11473 PG. 189

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

0585430

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	91300.00
CON TX	337.81
PRFEE	1.00
UCCED	8.00
CFEE	2.00
TOTAL	348.81
CHECK	348.81

05/11/99 01 12:41 0001 4427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459079