WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11483 PG. 298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 1999.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(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
Robert Simoni	**Tucker Federal Bank d/b/a Prime Lending**	**108-4A-70**
(NAME)	(NAME)	
912 Fitzpatrick Place	**P.O. Box 211788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Augusta, GA 30917-1788**	
(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, **Jack Williams Construction Co., Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Simoni, 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. 15 on the Plan of Villages of Larchwood Section 2, Phase II, of record in Plat Book 9700, Page 530, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jack Williams Construction Co., Inc. by deed of record in Book 11010, Page 117, 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 **912 Fitzpatrick Place, Nashville, TN 37214**
(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.

05882777
DEED OF REFERENCE
MAY 18 PM 12:25
REGISTER
DAVIDSON COUNTY, TN.
7630 05/18 0101 03CHECK 492.00

Witness **our hands** this **14th day of May, 1999**.

Jack Williams Construction Co., Inc.

By: Jack Williams Pres

Attest:

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or (proved to me on the basis of satisfactory eveidence), and who, upon oath, acknowledged himself/herself to be the _____ of _____, and that he/she as such _____, for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of _____, _____.

Commission expires:

_____
Notary Public

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams with whom I am personally acquainted, or (proved to me on t basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Jack Williams Construction Co., Inc., a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 1999.

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Triplett
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11483 PG. 309

05882777

99 MAY 18 PM 12:25

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

[illegible]	130000.00
CO TX	451.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	452.00
CHECK	452.00

[illegible] C 10:25 0001 7430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462050