Box 1

# WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

CELA M. LAKE NOTARY PUBLIC AT LARGE RECORD CO. TENN

My Commission Expires 2-19-2002

BOOK 11483 PG. 340

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Nashville, TN 37217**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Thomas Samuel Bowden SR** | **FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.** | **119-15-117** |
| (NAME) **2906 Mavert Drive** | (NAME) **P.O. Box 146** | |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) **Memphis, TN 38101** | |
| (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 W. Miles and wife Zina M. Miles**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Samuel Bowden SR and wife Rebecca Lynn Bowden**, 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 Section Three, Southlake, of record in Book 2331, Page 97, Register's Office for said County. Said Lot No. 16 fronts 60 feet on the east side of Mavert Drive and extends back between lines, 247.5 feet on the north line and 263.4 feet on the south line to a dead line in the rear, which is a broken line, measuring 133 feet thereon.

Being the same property conveyed to John W. Miles and wife, Zina M. Miles by deed of record in Book 3253, Page 276, 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 **2906 Mavert Drive, Nashville, TN 37211**
(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 warranf 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.

05882841

RECEIVED FOR RECORD
99 MAY 18 PM 12:36
REGISTER
DAVIDSON COUNTY, TN.

RECORDED 1999 05/50 4274

04:274

Witness **my/our hand(s)** this **5th day of May, 1999**.

John W. Miles

Zina M. Miles

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 W. Miles and Zina M. Miles 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 5th day of May, 1999.

Notary Public

Commission expires:

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

# 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. 342

05888284

99 MAY 18 PM 12:36

CASH

| | |
|---|---|
| | 117000.00 |
| CO TX | 432.50 |
| PRFEE | 1.00 |
| RECRD | 8.00 |
| CFEE | 2.00 |
| TOTAL | 443.50 |
| CHECK | 443.50 |

CHECK TT (1) TOTAL 0001 7439

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1462059