Book

WARRANTY DEED

BOOK 11490 PG. 578

RUTHERFORD COUNTY, TENN. PUBLIC LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$101,850.00~~ $106,400.00

John E Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 1999.

Kimberly B. Parker
Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~. 2-18-01
(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
John E. Pratt	**Pioneer Bank**	**150-7-482**
(NAME)	(NAME)	
3416 Town Village Road	**801 Broad Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Chattanooga, TN 37402**	
(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, **Theodore E. Hillary and wife Marcia L. Hillary**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Pratt and wife Gwen M. Pratt**, 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. 540 on the Plan of Towne Village of The Country, Section V, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 540 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 127.74 feet on the easterly line and 141.90 feet on the westerly line to a broken line in the rear measuring 102.12 feet thereon.

Being the same property conveyed to Theodore E. Hillary and wife, Marcia L. Hillary by deed of record in Book 9904, Page 699, 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 **3416 Town Village Road, 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.

05904 13
IDENTIFICATION REFERENCE
99 MAY 24 PM 12:25
ILL. BRUSHART REGISTER
DAVIDSON COUNTY, TN.
STATE TAXES AND TRANSFER TAX RECEIVED
404.00

Witness my/our hand(s) this 19th day of May, 1999.

Theodore E. Hillary
Theodore E. Hillary

Marcia L. Hillary
Marcia L. Hillary

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 Theodore E. Hillary and Marcia L. Hillary 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 19th day of May, 1999.

Kimberly R. Parker
Notary Public

Commission expires: 2-18-01

RUTHERFORD COUNTY, TE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 580

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

0590413

IDENTIF. & REFERENCE

99 MAY 24 PM 12:25

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
106400.00
CON TX 393.60
PRFEE 1.00
MREED 8.00
CFEE 2.00
TOTAL 404.60
CHECK 404.60

05/24/99 (1) 12:28 0001 9747

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464342