B64

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Lee A. Foote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 1999.

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~. 2-15-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
KIMBERLY R. PARKER
RUTHERFORD COUNTY, TENNESSEE

BOOK 11490 PG. 633

**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 |
|---|---|---|
| **Lee A. Foote** | **SunTrust Bank, Nashville, N.A.** | **32-9-83** |
| (NAME) **2109 Quail Ridge Drive** | (NAME) **P.O. Box 305110** | |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) **Nashville, TN 37230-5110** | |
| (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, **B.R. Milliken**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee A. Foote, 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:

Lot No. 115 on the Plan of Quail Ridge, Section III of record in Book 7900, Page 160, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. R. Milliken by deed of record in Book 8900, Page 418, 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 **2109 Quail Ridge Drive, Nashville, TN 37207**
(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 MAY 24 PM 12:39
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION AND REFERENCE

05901 0427

STATE TAX 0.00 CLERK 0.00 RECORDING 0.00 CLERK 0.00 MICHECK 451-30

Witness **my/our hand(s)** this **13th day of May, 1999**.

B.R. Milliken

BOOK 11490 PG. 634

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 B.R. Milliken the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1999.

Notary Public

Commission expires: 2-18-01

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

# 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 11490 PG. 635

0590427

IDENTIFICATION REFERENCE

99 MAY 24 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| [AMT | |
| | 115000.00 |
| CO TX | 440.30 |
| PR FEE | 1.00 |
| MO FEE | 8.00 |
| CFEE | 2.00 |
| TOTAL | 451.30 |
| CHECK | 451.30 |

05/24/99 03 12:43 0001 9761

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

**No.** 1464356