STATE OF TENNESSEE
COUNTY OF

BOOK 11491 PG. 439

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

X Christina McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TCB-SALE-99-1739

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina McCoy	Fifth Third Bank	MAP 118
(NAME)	(NAME)	
833 Woodmont Boulevard	250 W. Main Street	GROUP 10-0
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Lexington, KY 40507	PARCEL 184
(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, Van E. Christian, II and wife, Stephanie Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina McCoy

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 57 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

INCLUDED in the above property, BUT EXPRESSLY EXCLUDED THEREFROM is that tract condemned and appropriated to the State of Tennessee under Final Order in State of Tennessee vs. Robert Ford, et ux, et al, Case No B-7629 in the Third Circuit Court of Davidson County, Tennessee, described as follows:

"Beginning at a point in the southerly margin of Woodmont Boulevard, said point being the northeast corner of Lot 35 on the said pin: thence with said margin North 85 deg. 57 min. 46 sec. East 125 feet to the northwest corner of Lot 58 on said plan; thence with the westerly boundary of Lot 58, South 02 deg. 30 min. East 10 feet, more or less; thence South 85 deg. 57 min 45 sec. West 125 feet to a point in the east boundary of Lot 35; thence with said boundary line; North 2 deg. 30 min west 10 feet to the point of beginning, and containing 1,250 square feet, being part of Lot 57 on the Map of Longview Manor, Sections I and II, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee."

Being the same property conveyed to Van E. Christian, II and wife, Stephanie Christian by Deed from Nina Ford, an unmarried person, of record in Deed Book 10978, Page 446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1424, page 127, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 833 Woodmont Boulevard, Nashville, Tennessee 37204
(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.

Witness our hand s this 21st day of May 19 99

Van E. Christian, II

Stephanie Christian

LEGAL DESCRIPTION CONTINUATION

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

BOOK 11491 PG. 441

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van E. Christian, II and wife, Stephanie Christian

the bargainor s, 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 Brentwood, Tennessee, this 21st day of May, 1999.

Commission expires 1-30-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE COUNTY, TENN.

!MAIL EN!!

05900605

99 MAY 24 PM 2:59

DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

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

0590605

IDENTIFICATION REFERENCE

99 MAY 24 PM 2:59

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11491 PG. 442

CKMT
189900.00
CON TX 702.63
PRFEE 1.00
MTGD 12.00
CFEE 2.00
TOTAL 717.63
CHECK 717.63
15:02 0301 9545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464540