BCV

WARRANTY DEED

BOOK 11510 PG. 32

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,000.00**

Douglas A Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MAY, 1999.**

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(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
Douglas A. Smith	**National Bank of Commerce**	**86-9-17**
(NAME) **3313 Dockside Drive**	(NAME) **7770 Poplar Avenue**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Germantown, TN 38138**	
(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, **Angela K. Byrne**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. Smith and wife Cindy L. Smith**, 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. 23 on the Plan of Lakeside Woods Estates, Section 3 of record in Plat Book 7900, Page 218, 219 and 220, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela K. Byrne by deed of record in Book 9644, Page 534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
Angela K. Byrne being now known as Angela K. Schmid.

unimproved ☐

This is improved ☒ property, known as **3313 Dockside Drive, Hermitage, TN 37076**

(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.

99 JUN -3 PM 3:43

0595248

IDENTIFICATION REFERENCE

REGISTER
RUTHERFORD COUNTY, TN.

4810 06/03 0101 03CHECK 373.60

Witness my/our hand(s) this 27th day of May, 1999.

BOOK 11510 PG. 33

Angela K. Byrne

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Angela K. Byrne the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/27/99.

Commission expires: 2-18-01

Notary Public

RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11510 PG. 34

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

0595248
IDENTIFICATION REFERENCE

99 JUN -3 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

06/03/99 01 15:46 0001 4818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469329