WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST** DAY OF **MAY, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

RUTHERFORD COUNTY, TE

BOOK **11510** PG. **326**

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., Inc., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Rolfes	**CTX Mortgage Company**	**150-1-358**
(NAME) **2820 Lera Jones Drive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, **Craig Gibbs and wife Trudi Gibbs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Rolfes, married**, 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. 79, on the Plan of Edge-O-Lake, Section 18-D, of record in Book 5060, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Craig Gibbs and wife, Trudi Gibbs by deed of record in Book 11337, Page 83, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2820 Lera Jones Drive, 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.

95053011
FEE # REFERENCE
99 JUN -3 PM 4:21
REGISTER
DAVIDSON COUNTY, TN.
4873 06/03 0101 03CHECK 425.40

Witness **my/our hand(s)** this **21st day of May, 1999**.

Craig Gibbs

Craig Gibbs

Trudi Gibbs

Trudi Gibbs

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 Craig Gibbs and wife, Trudi Gibbs 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 21st day of May, 1999.

Kimberly K. Parker

Commission expires: 2/18/01

Notary Public

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

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 11510 PG. 328

0595301

REGISTER'S REFERENCE

99 JUN -3 PM 4:21

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			112000.00
		CON TX	414.40
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	425.40
		CHECK	425.40
06/03/99	01	16:25 0001	4873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469383