box 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$83,900.00**

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

NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES February 18, 2001
(AFFIX SEAL)
My Commission Expires 2-18-2002

BOOK **11517** PG. **622**

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tomas Guerrero	**GMAC Mortgage Corporation**	**148-8-237**
(NAME) **4656 Long Branch Drive**	(NAME) **8360 Old York Road**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Elkins Park, PA 19117-1590**	
(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, **James E. Setser and wife Anita J. Setser**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tomas Guerrero and wife Eva M. Guerrero**, 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. 50 on the Plan of Section Nine of record in Plat Book 5200, Page 85, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anita J. Setser by deed of record in Book 7992, Page 129, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4656 Long Branch 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.

0597261

RECEIVED FOR REFERENCE

99 JUN -8 AM 9:56

REGISTER
DAVIDSON COUNTY, TN

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

BOOK 11517 PG. 623

James E. Setser

Anita J. Setser

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 James E. Setser and wife, Anita J,. Setser 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 27th day of May, 1999.

NOTARY PUBLIC
DAVIDSON CO

Notary Public

My Commission Expires 2-19-2002

Commission expires:

6978 06/08 0101 03CHECK 321.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11517 PG. 624

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

0597261

99 JUN -8 AM 9:56

CAMT	83900.00
CON TX	310.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.43
CHECK	321.43

06/08/99 01 09:59 0001 6978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471459