# WARRANTY DEED

BOOK 11517 PG. 659

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH **DAY OF MAY, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON CO.
My Commission Expires 2-19-2002

**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 |
|---|---|---|
| **Douglas W. Ball-Chandler** | **GMAC Mortgage Corporation** | **135-16-A39** |
| (NAME) **2445 Ravine Drive** | (NAME) **8360 Old York Road** | |
| (ADDRESS) **Nashville, TN 37217** | (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, **Christopher John Rathfoot and wife Tammy Lynn Rathfoot**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas W. Ball-Chandler and wife Betsy E. Ball-Chandler**, 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. 55 on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher John Rathfoot and wife, Tammy Lynn Rathfoot by deed of record in Book 9532, Page 355, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Christopher John Rathfoot and Tammy Lynn Rathfoot by Russell Corbitt as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11517, Page 659, in the 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 **2445 Ravine Drive, Nashville, TN 37217**
(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.

0597269
REFERENCE
99 JUN-8 AM 10:00
REGISTER
0986 06/08 0101 03CHECK 527.15

Witness **my/our hand(s)** this **24th day of May, 1999**.

BOOK 11517 PG. 660

Christopher John Rathfoot
by Russell Corbitt atty in fact
Christopher John Rathfoot

Tammy Lynn Rathfoot
by Russell Corbitt atty in fact
Tammy Lynn Rathfoot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5/24/99 before me personally appeared Russell Corbitt, the person who executed the foregoing instrument on behalf of Christopher John Rathfoot and Tammy Lynn Rathfoot, and acknowledged that Russell Corbitt executed the same as the free act and deed of the said Christopher John Rathfoot and Tammy Lynn Rathfoot, through Power of Attorney granted Russell, by the said Christopher John Rathfoot and Tammy Lyn Rathfoot.

Notary Public

NOTARY PUBLIC AT LARGE
RFORD CO., TENN.

Commission Expires:

My Commission Expires 2-19-2002

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11517 PG. 661

| | | |
|---|---|---|
| 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 |

0597269

99 JUN-8 AM 10:00

| | |
|---|---|
| CAMT | 139500.00 |
| CON TX | 516.15 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 527.15 |
| CHECK | 527.15 |

06/08/99 01 10:03 0001 6986

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

**No.** 1471467