WARRANTY DEED

STATE OF TENNESSEE BOOK 11526 PG. 863
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Josephine Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 1999
(AFFIX SEAL)

MJP **THIS INSTRUMENT WAS PREPARED BY**
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Johnson	North American Mortgage Company	72-1-92
(NAME)	(NAME)	
2564 Slaydon Drive	4301 Hillsboro Road	12DZ97008
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, **Warner D. Capps and wife, Willie Jean Jones-Capps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPHINE JOHNSON**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 617, on the plan of Shepardwood Subdivision, Section Six, of record in Plat Book 6900, Page 753, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Warner D. Capps and wife, Willie Jean Jones-Capps by deed from Nelson/Puncochar/Harding, a Tennessee General Partnership of record in Book 9105, Page 507 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 2564 Slaydon Drive, Nashville, TN 37207
(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 my/our hand(s) this 11th day of June, 1999.

Warner D. Capps
Warner D. Capps

Willie Jean Jones-Capps
Willie Jean Jones-Capps
By: Warner D. Capps, her Attorney-In-Fact

0599513
RECEIVED FOR REFERENCE
99 JUN 14 PM 2:13
ELLA WHITE REGISTER
DAVIDSON COUNTY, TN.
292.21 06/14/99 0101 03CHECK
$420

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Warner D. Capps, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Willie Jean Jones-Capps and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 1999.

Commission expires: May 27, 1999

Michael J. Philbin Notary Public



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 11526 PG. 855

05995 13

IDENTIFICATION REFERENCE

99 JUN 14 PM 2:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76000.00
CON TX	281.21
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	292.21
CHECK	292.21

06/14/99 01 14:17 0001 9430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473854