WARRANTY DEED

BOOK 11534 PAGE 759

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Amanda Pruett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **JUNE, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~February 8, 2001~~ 9-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Wynn	SAME ~~Southeastern Mortgage of Tennessee, Inc.~~	**135-16-0-A 102.00**
(NAME)	(NAME)	
2516 Somerset Drive	~~115 29th Ave. South~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	~~Nashville, TN 37212~~	
(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, Ernie J. Maroschak, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALERIE J. BELLINDER AND [redacted] MARK A. WYNN,** 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:

** as Tenants in Common with Right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Plat Book 5200, Pages 186,187, 188 and 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ernest J. Maroschak and Ellen Gayle Strickland, both unmarried, by Warranty Deed of record in Book 9370, Page 111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Ellen Gayle Strickland subsequently quitclaiming all her right title and interest to the said Ernest J. Maroschak by quitclaim deed executed 10/9/97 and filed for record on 10/20/97 in Book 10650, Page 774, Register's Office for said county.

It is the intent of this conveyence to vest title to the subject property in the Grantees as Tenants in Common with Right of Survivorship.

unimproved ☐

This is improved ☒ property, known as **2516 Somerset 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT #02/18 0101 03CHECK 602.23

1999 JUN 18 PM 2:57

REGISTER
RUTHERFORD COUNTY, TN.

IDENTIF. # REFERENCE

06001662

Witness my/our hand(s) this 16th day of June, 1999.

Ernest J. Maroschak

BOOK 11534 PAGE 760

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 Ernest J. Maroschak the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 1999.

Notary Public

Commission expires: 9-19-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11534 PAGE 761

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

99 JUN 18 PM 2:57

0601662

IDENTIFICATION REFERENCE

AMT
159900.00
CON TX 591.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 602.63
CHECK 602.63

06/18/99 01 15:00 0001 1721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480292