Box

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,900.00**

Jon D. Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 1999.

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES:. 2-18-01

(AFFIX SEAL)

NOTARY PUBLIC
RUTHERFORD COUNTY, TE

BOOK 11554 PAGE 494

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
Jon D. Reynolds	**First Trust Mortgage Company**	**149-1-B86**
(NAME) **409 Hampstead South**	(NAME) **6525 Quail Hollow Road**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Memphis, TN 38120**	
(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, Sherman C. Bowlds and Ann M. Bowlds, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JON D. REYNOLDS AND KRISTINA M. REYNOLDS, 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. 253 on the final P.U.D. Plan for Picadilly Square, Phase Three of record in Plat Book 6250, Page 892 and 893, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sherman C. Bowlds et ux Ann Marie Bowlds by deed of record in Book 7206, Page 188, 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 **409 Hampstead South, 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.

0606850
IDENTIF. & REFERENCE

99 JUL -1 PM 5:38
WILLIAM L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

Sherman C. Bowlds

Ann M. Bowlds

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 Sherman C. Bowlds and Ann M. Bowlds 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 24th day of June, 1999.

Notary Public

Commission expires: 2-18-01

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENNESSEE
NOTARY PUBLIC
SEAL

RECORDED FOR RECORD 07/01 10:19 5937
11554 425-435

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

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0606850

IDENTIF. # REFERENCE

99 JUL -1 PM 5:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	113900.00
CON TX	421.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	432.43
CHECK	432.43

07/01/99 01 17:40 0001 7265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485698