WARRANTY DEED

BOOK 11554 PAGE 507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Melinda M. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 1999.

Elizabeth Bassett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda M. Brooks	Guaranty Trust Company	136-03-B-12
(NAME)	(NAME)	
3880 Priest Lake Drive Unit #57	640 Broadmor, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(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, Marrianne Baugh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda M. Brooks, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 57, Building 28, and the garage therewith, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, Page 131; and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Marrianne Baugh Adams by deed of record in Book 9676, Page 950, Register's Office for Davidson County, Tennessee.
Marrianne Baugh and Marrianne Baugh Adams being one and the same person.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3880 Priest Lake Drive Unit #57, 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.

060853
IDENTIF. & REFERENCE

99 JUL -1 PM 5:39
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDED TOTO 07/20 0754

Witness my/our hand(s) this 29th day of June, 1999.

Marrianne Baugh

Marrianne Baugh

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

Witness my hand and official seal at Nashville, Tennessee, this 6/29/99.

Elizabeth E. Bryant

Notary Public

Commission expires: 5-26-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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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0606853

IDENTIF. & REFERENCE

99 JUL -1 PM 5:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	25000.00
DON TX	314.50
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

07/01/99 01 17:41 0001 7268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485701