WARRANTY DEED

BOOK 11559 PAGE 366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,715.00

Melissa D. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 1999.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26. 2002.
(AFFIX SEAL)

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
Melissa D. Flatt	**Southeastern Mortgage of Tennessee, Inc.**	**148-15-169**
(NAME)	(NAME)	
301 Panamint Drive	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Tamatha R. Adkins . and husband Julian Wayne Adkins Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa D. Flatt 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Haywood Forest Subdivision of record in Plat Book 5200, Page 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tamatha R. Rigsby and Julian Wayne Adkins, Jr. by deed of record in Book 9511, Page 362, Register's Office for Davidson County, Tennessee. The said Tamatha R. Rigsby and Tamatha R. Adkins being one and the same.

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

unimproved ☐

This is improved ☒ property, known as **301 Panamint Drive, 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.

06008163
IDENTIFICATION REFERENCE

99 JUL -6 PM 2:04

REGISTER
DAVIDSON COUNTY, TN.

41.00 RECORDING FEE

Witness my/our hand(s) this 30th day of June, 1999.

Tamatha R. Adkins .

Julian Wayne Adkins Jr.

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 Tamatha R. Adkins and husband Julian Wayne Adkins, Jr. 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 6/30/99.

Commission expires: 5/26/2002

Elizabeth E Triplett
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

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06081163

IDENTIF. & REFERENCE

99 JUL -6 PM 2:04

BILL GARRETT
REGISTER
DAVIDSON CO. TN.

AMT	73715.00
CON TX	309.74
PRFEE	1.00
MJEED	8.00
CFEE	2.00
TOTAL	320.74
CHECK	320.74

07/06/99 01 14:05 0001 0674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487071