# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,250.00

Holly A. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 27 2001 (MAPPY SIGN)

BOOK 11564 PAGE 24

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
MICAEL 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 |
|---|---|---|
| Holly A. Nixon | South Trust Mortgage Corporation | 87-1-A-91CO |
| (NAME) | (NAME) | 04D95439 |
| 3029 Glenboro Drive | P. O. Box 532060 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Birmingham, AL 35253-2060 | |
| (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, Natalie L. Jones, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly A. Nixon, a single person, 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. 133 on the Plan of Section Two, Chesney Glen, of record in Book 9700, Page 434, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Natalie L. Jones, an unmarried person by deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 10900, Page 178 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 3029 Glenboro Drive, Hermitage, TN 37076
(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 1st day of July, 1999.

Natalie L. Jones by Doug Jacobs
her Attorney in Fact

0609289
RECEIVED FOR REFERENCE
99 JUL -8 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

MORTGAGE TAX PAID $32.73

STATE OF TENNESSEE

COUNTY OF DAVIDSON



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

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 1999.

Commission expires:

Notary Public

MICHAEL J. PHELAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# 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 |

99 JUL -8 AM 11:07

REGISTER
DAVIDSON CO. TN.

0609289

CROSS REFERENCE

BOOK 11564 PAGE 26

| | |
|---|---|
| CAMT | |
| | 114250.00 |
| CON TX | 422.73 |
| PRFEE | 1.00 |
| MTGRD | 8.00 |
| CFEE | 2.00 |
| TOTAL | 433.73 |
| CHECK | 433.73 |

07/08/99 01 11:09 0001 9905

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1488274