# WARRANTY DEED

TAMMY HODGES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires 3/11/2003

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
CHARLES H. BEATY, BPR #2282, 668 Nashville Pike, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN MONTGOMERY | SUNTRUST BANK, NASHVILLE, N.A. | 129-04-0068.00 |
| (NAME) | (NAME) | |
| 123 ALLENDALE DRIVE | P.O. BOX 305110/7TH FLOOR | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37205 | NASHVILLE, TN 37230-5110 | |
| (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, **CINDA L. KISSEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MONTGOMERY AND MARGARET FERRIS, BOTH 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. 52, on the Plan of West Meade Farms - Section 3, as of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the property conveyed to Cinda L. Kissel, unmarried by deed from Edwin P. Crenshaw and wife, Rhea P. Crenshaw by deed of record in Book 7396, Page 546, Register's Office for Davidson, County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐
This is improved ☒ property, known as 123 ALLENDALE DRIVE, NASHVILLE, TN 37205
(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.

06111045
IDENTIFICATION REFERENCE

99 JUL 13 AM 11:49

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

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

CINDA L. KISSEL

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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 CINDA L. KISSEL, UNMARRIED, the bargainor(s), 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 Gallatin, Tennessee this 30th day of June, 1999.

Commission expires:

Tammy Hodges Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CINDA L. KISSEL, UNMARRIED, the bargainor(s), 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.

TAMMY HODGES
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires
3/11/2003

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 |

06111045

99 JUL 13 AM 11:49

157000.00
TOTAL TX 691.90
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL 702.90
CHECK 702.90

07/13/99 13:51 0001 1512

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

**No.** 1490157