# WARRANTY DEED

BOOK 11576 PAGE 448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 1999.

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 |
|---|---|---|
| Billy F. Moore | Ownr | 105-14-0 |
| (NAME) | (NAME) | |
| 831 Glen Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | , | |
| (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, Ira Odell Simpson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy F. Moore, 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:

Being part of Lot No. 95 on the Plan of Waverly Land Company's Property, called " Waverly Place", as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 95 fronts 75 feet on the southerly side of Glenn Avenue and runs back between lines, 200 feet to an alley measuring 107 feet thereon, according to a survey dated August 27, 1937, made by Z. J. Wilkinson Surveyor.

Being the same property conveyed to Ira Odell Simpson by deed of record in Book 8082, Page 312, 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 **831 Glen Avenue, Nashville, TN 37204**

(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.

06012664
IDENTIFICATION REFERENCE
99 JUL 16 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.
$1.50 RECORDING FEE PAID STAMP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 15th day of July, 1999.

Ira Odell Simpson

Ira Odell Simpson

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 Ira Odell Simpson 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 15th day of July, 1999.

Elizabeth E Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11576 PAGE 450

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

LJ

06012664

INDEXING: A REFERENCE

99 JUL 16 PM 3:16

REGISTER'S OFFICE
NASHVILLE, TN.

| | |
|---|---|
| CAMT | 112000.00 |
| CON TX | 414.40 |
| PRFEE | 1.00 |
| MREED | 5.00 |
| CFEE | 2.00 |
| TOTAL | 425.40 |
| CHECK | 425.40 |

07/16/99 01 -- 15:19 0001 3515

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

**No.** 1491840