WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

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
Sheila D. Keeton	**NationsCredit**	**108-4A-74**
(NAME) **909 Fitzpatrick Place**	(NAME) **809 Bell Road**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Antioch, TN 37013**	
(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, **Jack Williams Construction Co., Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila D. Keeton, married**, 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:

BOOK 11579 PAGE 891

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Villages of Larchwood, Phase II Section 2 of record in Plat Book 9700, Page 530, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Jack Williams Construction Co., Inc. by deed of record in Book 11173, Page 243, Register's Office for Davidson County, Tennessee.

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

Bill Keeton executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as **909 Fitzpatrick Place, Nashville, TN 37214**

(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.

06137541
RECEIVED FOR REFERENCE
99 JUL 20 AM 10:32
RECORDED
MAP-PAGE-PARCEL
TAX COLLECTOR'S OFFICE

Witness **our hands** this **15th day of July, 1999**.

Jack Williams Construction Co., Inc.

By: Jack Williams Pres.
Jack Williams, President

Attest:

BOOK 11579 PAGE 892

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged himself to be the president of the Jack Williams Construction Co., Inc., a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and official seal at Antioch, Tennessee this the 16th day of July, 1999.

Commission Expires: 5/26/2002

Elizabeth E Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11579 PAGE 893

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

06013757

99 JUL 20 AM 10:32

CAMT
175000.00
CON TX 573.50
PRFEE 1.00
VDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

07/20/99 01 10:35 0001 4721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493032