WARRANTY DEED

BOOK 11579 PAGE 904

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,000.00**

Ralph Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **JULY, 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 208, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Sanford	Owner	**149-4-75**
(NAME) **2620 Edge O Lake Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) ,	
(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, **James L. Pugh and wife, June B Pugh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph Sanford**, 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. 379 on the Plan of Edge-O-Lake Estate Section 6 of record in Plat Book 3700, Page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James L. Pugh and wife, June B. Pugh by deed of record in Book 4357, Page 971, Register's Office for Davidson County, Tennessee.

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

Also conveyed herewith is that portion of Shorewood Drive conveyed to the grantors by Metro Government as described in Book 4920, Page 92, subject to the easements reserved therein. All of which is incorporated herein by reference.

unimproved ☐

This is improved ☒ property, known as **2620 Edge O Lake Drive, Nashville, TN 37217**

(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.

06 13759
RECORDING # REFERENCE
99 JUL 20 AM 10:32

Witness my/our hand(s) this 16th day of July, 1999.

James L. Pugh

June B Pugh

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 James L. Pugh and wife, June B. Pugh 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 7/16/99.

BOOK 11579 PAGE 905

Commission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11579 PAGE 906

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

0613759

99 JUL 29 AM 10:32

AMT
107000.00
CD
MAMT
107000.00-
CAMT
107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493034