WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,300.00

Cynthia L. St. Charles
Affiant

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

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia L. St. Charles	**Franklin American Mortgage Company**	**135-16-A48**
(NAME) **2521 Ravine Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Franklin, TN 37067**	
(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, Greg Hearn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA L. ST. CHARLES, 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. 87 on the Plan of Subdivision for Tracts 8,9 and 10 of Nashboro Village of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which reference is made for a more complete description.

BOOK 11579 PAGE 915

Being the same property conveyed to Greg Hearn, unmarried by deed of record in Book 10908, Page 744, 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 **2521 Ravine 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.

06137611
RECEIVED FOR REFERENCE
99 JUL 20 AM 10:33
[illegible]
[illegible] TN
[illegible] 51[illegible]

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

Greg Hearn

BOOK 11579 PAGE 916

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 Greg Hearn the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1999.

KIMBERLY R. RUTHERFORD NOTARY PUBLIC AT LARGE COUNTY

Kimberly R. Parker
Notary Public

Commission expires: 2-18-2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11579 PAGE 917

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

06137611

INSTRUMENT # REFERENCE

99 JUL 20 AM 10:34

135000.00
CO TX 500.61
PRFEE 1.00
UCCED 8.00
CFEE 2.00
TOTAL 511.61
CHECK 511.61

07/20/99 01 10:37 0001 4725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493036