Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

x Sandro Chipa
Affiant

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

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

BOOK 11602 PAGE 725

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

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
Sandro Chipa	**CTX Mortgage Company**	**150-2-290**
(NAME) **3041 High Rigger Crive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, **Timothy Gene Richter and wife Michelle L. Richter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandro Chipa and wife Antreasa Chipa**, 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. 111 on the Plan of Harbor Gate, Revised Section Two of record in Plat Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy Gene Richter and wife, Michelle L. Richter by deed of record in Book 9156, Page 97, 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 **3041 High Rigger Crive, 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.

06197?

IDENTIFICATION & REFERENCE

99 AUG -3 PM 12:59

REGISTER
RUTHERFORD COUNTY, TN.

107 08/03 0101 03CHECK 430.95

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

Timothy Gene Richter

Michelle L. Richter

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STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Timothy Gene Richter and wife, Michelle L. Richter 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 30th day of July, 1999.

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Kimberly R. Parker
Notary Public

Commission expires: 2/18/2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 727

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	

06019726

IDENTIF. & REFERENCE

99 AUG -3 PM 12:59

RECEIVED
DAVIDSON CO. TN.

CAMT 113500.00
CON TX 419.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 430.95
CHECK 430.95

08/02/99 01 13:05 0001 1207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499425