FILL BOX 45

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,500.00**

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES:. 3-29-2003
(AFFIX SEAL)

PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Terry A. Likens	**Franklin American Mortgage Company**	**075-13-0 081.00**
(NAME) **255 Bonnacroft Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Hermitage, TN 37076**	(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, Rhonda Irrera and Joe Irrera, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY A. LIKENS AND TERESA G. LIKENS, 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 11603 PAGE 402

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Hermitage Hills Subdivision, Section 1 of record in Plat Book 2900, Pages 48 and 49, Register's Office for said County, to which reference is made for a more complete description.

Beginning with a point in the northeasterly margin of Bonnacroft Drive between Lots 156 and 157; thence in a northeasterly direction 122.6 feet to a point; thence in a southeasterly direction 125.6 feet to a point in the northwesterly margin of Bonnacreek Drive, thence with the margin of said road 85.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a southwesterly direction to a point in the northeasterly margin of Bonnacroft Drive; thence with said margin 96.0 feet in a northwesterly direction to the Point of Beginning.

Being the same property conveyed to Rhonda Hamill by deed of record in Book 8900, Page 796, 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 **255 Bonnacroft Drive, Hermitage, TN 37076**
(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.

08/02 0101 03CHECK 338.45

FILE BOX 45

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

Joe Irrera

Rhonda Irrera

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 Rhonda Irrera and Joe Irrera 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

Commission expires: 2-18-01

BOOK 11603 PAGE 403

KIMBERLY H. RUTHERFORD COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

06198511

IDENTIF. & REFERENCE

99 AUG -3 PM 2:27

REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 404

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

0619851

IDENTIF. ↑ REFERENCE

99 AUG -3 PM 2:27

REGISTER
DAVIDSON COUNTY, TN.

CAMT	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	338.45
CHECK	338.45

08/03/99 01 14:33 0001 1334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499550