WARRANTY DEED

BOOK 11606 PAGE 125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: July 26, 2002.
(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
James Donald Vandiver Jr.	**North American Mortgage Company**	**150-7-318**
(NAME)	(NAME)	
3408 Country Ridge Drive	**3883 Airway Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Santa Rosa, CA 95403**	
(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, **Ronald C. Smith and wife Linda W. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Donald Vandiver Jr. and wife Sonia Rae Vandiver**, 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. 243 on the Plan of The Country Section Six-B of record in Plat Book 5200, Page 741 and 742, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald C. Smith and wife, Linda W. Smith by deed of record in Book 8999, Page 103, 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 **3408 Country Ridge Drive, Antioch, TN 37013**

(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.

0620442

IDENTIF. → REFERENCE

99 AUG -4 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

1951 08/04 0101 03CHECK 414.30

Witness my/our hand(s) this 28th day of July, 1999.

Ronald C. Smith

Ronald C. Smith

Linda W. Smith

Linda W. Smith

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 Ronald C. Smith and wife, Linda W. Smith 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 7/28/99.

Commission expires: 5/26/2002

Elizabeth E. Triplett

Notary Public

NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 127

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

99 AUG -4 PM 2:44
REGISTER
DAV. CO., TN.

06204442
IDENTIF. ↑ REFERENCE

CAMT	109000.00
CON TX	403.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	414.30
CHECK	414.30

08/04/99 01 14:50 0001 1951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500159