WARRANTY DEED

BOOK 11606 PAGE 152

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,500.00**

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)

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
Albert Sabet	**NationsBanc Mortgage Corporation**	**150-11-56**
(NAME) **3305 Towne Ridge Drive**	(NAME) **P.O. Box 35140**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Louisville, KY 40232**	
(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, Joyce E. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT SABET, 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:

** a single person

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Towne Village of the Country Section II of record in Plat Book 5200, Pages 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 164 fronts 129.47 feet on the southerly margin of Towne Ridge Drive and extends back 145.48 feet from a point on the southerly margin of Towne Ridge Drive along a straight line in a southwesterly direction and 141.18 feet on the westerly line, said boundary line intersecting at a point in the rear.

Being the same property conveyed to Joyce E. Miller, unmarried by deed of record in Book 6203, Page 657, 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 **3305 Towne 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.

0620448
IDENTIFICATION REFERENCE

99 AUG -4 PM 2:47
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

371.75 08/04 0101 03CHECK

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

Joyce E. Miller

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1999.

KIMBERLY R. PURCE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Commission expires: 2-18-2002

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0620448

IDENTIFICATION REFERENCE

99 AUG -4 PM 2:4

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	97500.00
CON TX	360.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	371.75
CHECK	371.75

08/04/99 01 14:53 0001 1957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500165