WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:. 2-18-01
(AFFIX SEAL)

BOOK 11606 PAGE 229

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
Andrew R. Graham	**CTX Mortgage Company**	**162-1-F 47**
(NAME)	(NAME)	
420 Claircrest Drive	**P.O. Box 199000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, Monty A. Rogers and Julie S. Rogers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW R. GRAHAM, 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. 47 on the Plan of Clairmont Subdivision, Phase 6 of record in Plat Book 7900, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Monty A. Rogers and wife, Julie S. Rogers by deed of record in Book 10398, Page 336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Julie S. Rogers by Monty A. Rogers as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11606, Page 228, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **420 Claircrest 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.

06204468
IDENTIF. ↑ REFERENCE

99 AUG -4 PM 3:06
REGISTER
DAVIDSON COUNTY, TN.

316.25 CHECK 0101 10/30 0361

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

BOOK 11606 PAGE 230

Monty A. Rogers

Julie S. Rogers by A.I.F.

Julie S. Rogers

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 Monty A. Rogers ~~and Julie S. Rogers~~ 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.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 30thday of July, 1999, ____ before me personally appeared Monty A. Rogers, the person who executed the foregoing instrument on behalf of Julie S. Rogers and acknowledged that he executed the same as the free act and deed of the said Julie S. Rogers, through Power of Attorney granted him by the said Julie S. Rogers.

Commission expires: 2/18/01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 231

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

06204468
IDENTIF. # REFERENCE

99 AUG -4 PM 3:06
REGISTER
DAVIDSON COUNTY, TN.

CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	316.25
CHECK	316.25

08/04/99 01 15:12 0001 1980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500187