Book 1

WARRANTY DEED

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

BOOK 11606 PAGE 292

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Richard A Brothers
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
Richard A. Brothers	**Franklin American Mortgage Company**	**150-2-459**
(NAME) **3053 Brantley Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(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, **Andy R. Graham and wife Jane A. Robertson-Graham**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard A. Brothers and wife Bonnie K. Brothers**, 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. 16 on the Plan of Resubdivision Lot. No. 16 Percy Priest Meadows Addition, Section 1 and Lot 176 Harbor Gate, Section 2 Revised of record in Plat Book 6050, Page 503, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew R. Graham and wife, Jane A. Robertson Graham by deed of record in Book 9166, Page 766, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3053 Brantley 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.

062047B
IDENTIF. ↑ REFERENCE

99 AUG -4 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

28.00 486.82 CHECK 1010 10/30 0361

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

Andy R. Graham

Jane A. Robertson-Graham

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 Andrew R. Graham and wife, Jane A. Robertson Graham 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: 2-18-2001

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

06204478

IDENTIF. # REFERENCE

99 AUG -4 PM 3:11

REGISTER
DAVIDSON COUNTY, TN

CAMT	128600.00
MOR TX	475.82
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	486.82
CHECK	486.82

08/04/99 01 15:17 0001 1990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500197