WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Celestine M. Cliff
Affiant

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

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-2001
(AFFIX SEAL)

BOOK 11607 PAGE 807

RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celestine M. Cliff	**First American National Bank**	**150-5-66**
(NAME)	(NAME)	
2946 Anderson Road	**First American Center**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37209**	
(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, **John J. Delaneyand wife Donna M. Delaney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Celestine M. Cliff and Connie B. Cliff as joint tenants with rights of survivorship**, 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. 631 on the Plan of Edge-O-Lake Estates Section 12 of record in Plat Book 3842, Page 236, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John J. Delaney and wife, Donna M. Delaney by deed of record in Book 7996, Page 347, 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 **2946 Anderson Road, Nashville, TN 37217**

(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.

0620858
IDENTIFICATION REFERENCE
99 AUG -5 PM 12:45
REGISTER
RUTHERFORD COUNTY, TN.
436.13
08/05 0101 03CHECK
22.00

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

John J. Delaney

Donna M. Delaney

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 John J. Delaney and wife, Donna M. Delaney 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.

Kimberly R Parker
Notary Public

Commission expires: 2-18-2001

KIMBERLY R. PARKER NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

BOOK 11607 PAGE 808

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11607 PAGE 869

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

0620858

IDENTIF. # REFERENCE

99 AUG -5 PM 12:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	114900.00
CON TX	425.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.13
CHECK	436.13

08/05/99 01 12:51 0001 2384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500584