NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES:. 11/25/00 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff P. Garner	GMAC Mortgage Corporation	86-12-17
(NAME) 437 Rockwood Drive	(NAME) 100 Witmer Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Horsham, PA 19044	
(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, **CONAN LUKER EWING AND WIFE, MARY E. EWING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF P. GARNER AND WIFE, KELLY GARNER**, 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. 12 on the Plan of Hermitage Woods, Section 3, of record in Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more detailed description of said lot.

Being the same property conveyed to Conan Luker Ewing by deed from Nancy Elizabeth Middlebrooks, unmarried, of record in Book 11635, Page 512, Register's Office for Davidson County, Tennessee.

Mary E. Ewing joins in this conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to Conan Luker Ewing.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 437 Rockwood Drive, Hermitage, TN 37076
(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 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.

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

Conan Luker Ewing
Conan Luker Ewing

Mary E. Ewing
Mary E. Ewing

0763 08/26 0101 03CHECK 325.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 AUG 26 PM 5:34
REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06288663

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Conan Luker Ewing and Mary E. Ewing, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 28th day of July, 1999

Commission expires:

Dana Summarell

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11635 PAGE 526

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

0628663

IDENTIF. & REFERENCE

99 AUG 26 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

08/26/99 01 09:34 0001 0761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508846