WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001~~ 3-25-2000

(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
James A. Germany	- Same -	**136-6-60**
(NAME) **241 Clearlake Drive West**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **Dan E. Brawner and wife Shirley B. Brawnerand husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Germany and wife, Ruth P. Germany and Thomas S. West and wife, Patti G. West**, 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. 264 on the Plan of Priest Lake Park Section Five of record in Plat Book 4460, Page 174, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dan E. Brawner and wife, Shirley D. Brawner by deed of record in Book 4986, Page 573, Register's Office for Davidson County, Tennessee.

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

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2577 08/30 0101 03CHECK 510.13

unimproved ☐

This is improved ☒ property, known as **241 Clearlake Drive West, 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.

MAIL ENV.

0630327

DEED REFERENCE

99 AUG 30 PM 4:16

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

Dan E. Brawner

Dan E. Brawner

Shirley B. Brawner

Shirley B. Brawner

STATE OF Tennessee
COUNTY OF ~~Rutherford~~ Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dan E. Brawner and wife, Shirley D. Brawner 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.

Elizabeth E. Tryplett

Notary Public

Commission expires: ~~2/18/2001~~ 5-26-2002

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11641 PAGE 243

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

0630327

IDENTIFICATION REFERENCE

99 AUG 30 PM 4:16

CASH

134500.00

CON TX 499.13

PRFEE 1.00

UCCFEE 8.00

CFEE 2.00

TOTAL 510.13

CHECK 510.13

08/30/99 01 16:16 0001 2577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510635