WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

BOOK 11642 PAGE 668

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,000.00**

Carrie L. Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF AUGUST, 1999.**

Kimberly R Black
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie L. Riggins	**Mortgage Portfolio Services, Inc.**	**108-129**
(NAME) **3259 Trails End Lane**	(NAME) **4144 N. Central Expressway #850**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Dallas, TX 75204**	
(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, **Bradley R. Schelton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE L. RIGGINS, A SINGLE WOMAN**, 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. 19A on the Plan of the zone lot division of Lot No. 19, Trailwood Subdivision, Section I, of record in Plat Book 5210 Page 351, Register's Office for Davidson County, Tennessee.
Land in Davidson County, Tennessee, being Reserve parcel A, Trailwood Subdivision, Section, I of record in Plate Book 5210 Page 351, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Bradley R. Schelton** by deed of record in **Book 8825**, **Page 805**, 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 **3259 Trails End Lane, Nashville, TN 37214**

(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.

0630740
IDEN'TIF. → REFERENCE

99 AUG 31 PM 1:39
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3013 08/31 0101 03CHECK 284.80

Witness **my/our hand(s)** this **20th day of August, 1999**.

Bradley R. Schelton

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 **Bradley R. Schelton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **August, 1999**.

Commission expires: 2/18/01

Notary Public

NOTARY PUBLIC AT LARGE

BOOK 11642 PAGE 669

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 670

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

0630740
IDENTIF. & REFERENCE

99 AUG 31 PM 1:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	74000.00
CON TX	273.80
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

08/31/99 01 13:39 0001 30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511067