WARRANTY DEED

EGTC-99-3313

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES 5-26-2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Drive, Ste. 200, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

657 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1855-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M Makatche, Jr. (NAME)	Guaranty Trust Company (NAME)	53
1321 Sioux Terrace (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	09-0
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	4

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, Joseph H. Moffitt and wife, Robin L. Moffitt and Corine J. Wilkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M Makatche, Jr. and Jodi L Makatche, Husband and wife
Joint tenants with right 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:

BEING Lot No. 90 Sequoia Valley, Section Two, as shown by plat of record in Plat Book 3700, page 114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Corine J. Wilkins and Joseph H. Moffit and wife, Robin L. Moffit by deed from Corine J. Wilkins, Unmarried of record in Deed Book 10972, page 526, Register's Office for said County.

3370 09/01 0101 03CHECK 436.50

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 4047, page 877, Register's Office for said County.

This instrument is executed on behalf of Corine J. Wilkins by Robin L. Moffitt as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 11644 Page 104, in the Register's Office for Davidson County, Tennessee.

063107 1
IDENTIF. & REFERENCE
99 SEP -1 AM 10:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1321 Sioux Terrace, Madison, Tennessee 37115
(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.

Witness our hand S this day of 19

Joseph H. Moffitt

Corine J. Wilkins by Robin L. Moffitt attorney in fact
Corine J. Wilkins

Robin L. Moffitt
Robin L. Moffitt

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph H. Moffitt and wife, Robin L. Moffitt ~~and Corine J. Wilkins~~

the bargainor s, 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 27th day of August, 1999.

Commission expires 5-21-00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robin L. Moffitt and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin L. Moffitt, the person who executed the foregoing instrument on behalf of Corine J. Wilkins and acknowledged that she executed the same as the free act and deed of the said Corine J. Wilkins, through Power of Attorney granted her by the said Corine J. Wilkins.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 1999.

COmmission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Drive, Suite 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0631071

IDENTIF. + REFERENCE

99 SEP -1 AM 10:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11644 PAGE 107

CAMT	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

09/01/99 01 10:57 0001 3370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511418