Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,600.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

BOOK 11647 PAGE 716

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don R. McRobie	**PHH Mortgage Services Corporation**	**176-1-73**
(NAME) **4809 Peppertree Drive**	(NAME) **6000 Atrium way**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Mt. Laurel, NJ 08054**	
(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, **Kevin L. Baye and wife Caren E. Baye**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don R. McRobie and wife Rachel L. McRobie**, 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. 156 on the Plan of Peppertree Forest Section 16 of record in Plat Book 8250, Page 195, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kevin L. Baye and wife, Caren E. Baye by deed of record in Book 11447, Page 967, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf Kevin L. Baye and wife, Caren E. Baye by Leslie Thompson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11647, Page 715, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4809 Peppertree Drive, Antioch, TN 37013**

(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.

0631870

MAP REFERENCE

99SEP-2 PM 2:16

REGISTER
DAVIDSON COUNTY, TN.

MORE CAUSE FOR CAUTION 436.75

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

_____

_____

Kevin L. Baye by Leslie Thompson attorney in fact
Kevin L. Baye

Caren E. Baye by Leslie Thompson attorney in fact
Caren E. Baye

BOOK 11647 PAGE 717

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of August, 1999 before me personally appeared Leslie Thompson, the person who executed the foregoing instrument on behalf of Kevin L. Baye and wife, Caren E. Baye, and acknowledged that she executed the same as the free act and deed of the said Kevin L. Baye and wife, Caren E. Baye, through Power of Attorney granted her, by the said Kevin L. Baye and wife, Caren E. Baye.

_____

Kimberly R. Parker
Notary Public

Commission Expires: 2/18/2001

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

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

06318 70

ADDITIONAL REFERENCE

99 SEP -2 PM 2:16

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11647 PAGE 718

CHGT
11E600.00
ESC TX 427.72
PRFEE 1.30
ALBTD 8.00
CFEE 2.30
TOTAL 438.72
CHECK 438.72
09/02/99 01:16 0001 4203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512240