WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 1999

Notary Public

MY COMMISSION EXPIRES February 15, 2001
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tammie Gail Garrett	**Molton, Allen & Williams Corporation**	**83-5-322**
(NAME) **1302 Calvin Street**	(NAME) **1000 Urban Center Drive, Suite 500**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Birmingham, AL 35242**	
(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, Mary Pugh Tomlinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMIE GAIL GARRETT, A SINGLE PERSON, 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. 49 on the Plan of Beasley's Subdivision Block C of Douglas Place of record in Plat Book 2, Page 66, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 49 fronts 50 feet on the southerly side of Calvin Avenue, and extends back between parallel lines 170 to an alley.

Being the same property conveyed to Mary Pugh Tomlinson by deed of record in Book 9623, Page 685, 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 **1302 Calvin Street, Nashville, TN 37206**
(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.

06321119
MAP REFERENCE
99 SEP -2 PM 4:25
REGISTER
DAVIDSON COUNTY, TN.

Witness my our hand(s) this 31st day of August, 1999.

Mary Pugh Tomlinson

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 Mary Pugh Tomlinson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1999.

Commission expires: 2-18-01

Notary Public

...AT LARGE
...COUNTY, TE...

...344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11648 PAGE 696

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

06321119

REFERENCE

99 SEP -2 PM 4:25

REGISTER
DAVIDSON COUNTY, TN.

[illegible] 300000.00
[illegible] TX 333.00
[illegible] 1.00
[illegible] 8.00
[illegible] 2.00
[illegible] 344.00
[illegible] 344.00
[illegible] 0001 4454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512491