# WARRANTY DEED

BOOK 11649 PAGE 787

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 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 |
|---|---|---|
| **Mark H. Smith** | **America's Wholesale Lender** | **150-4-65** |
| (NAME) | (NAME) | |
| **3545 Shakertown Road** | **155 North Lake Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Pasadena, CA 91109** | |
| (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, **Melvin Simpson, Jr.and wife Sharon A. Simpson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark H. Smith, a single man**, 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. 300 on the Plan of The Country Section 7-B of record in Plat Book 6250, Page 505, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melvin Simpson, Jr. And wife, Sharon A. Simpson by deed of record in Book 7116, Page 933, 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 **3545 Shakertown Road, 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.


06324427

99SEP-3 PM 1:44

RECEIVED FOR REFERENCE

DAVIDSON COUNTY, TN.

REGISTER

499.40

Witness my/our hand(s) this 27th day of August, 1999.



Melvin Simpson, Jr.

Sharon A. Simpson

Sharon A. Simpson

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 Melvin Simpson, Jr. And wife, Sharon A. Simpson 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 27th day of August, 1999.

Notary Public

Commission expires: 2/18/2001

# 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 |

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0632427

REFERENCE

99 SEP -3 PM 1:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH

132000.00

CON TX 488.40
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 499.40
CHECK 499.40

09/03/99 08 13:45 0001 4786

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1512813