B041

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

BOOK 11649 PAGE 837

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
James W. Twilbeck	**Southeastern Mortgage of Tennessee, Inc.**	**135-14-A203**
(NAME) **1032 Blue Mountain Lane**	(NAME) **115 29th Ave. South**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37212**	
(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, W. L. Bainbridge, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James W. Twilbeck and wife, Colleen M. Twilbeck**, 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. 203 on the Plan of Pinnacle Point Subdivision Phase 5 of record in Plat Book 8250, Page 842, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W. L. Bainbridge, Inc. by deed of record in Book 11315, Page 550, 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 **1032 Blue Mountain Lane, 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.

99 SEP -3 PM 1:48
RECEIVED AND RECORDED IN OFFICE
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 9.00
DATA PROCESSING FEE 1.00
TOTAL 10.00

96324436

Witness **our hands** this 31st day of August, 1999.

W. L. Bainbridge, Inc.

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By: _____

W.L. Bainbridge, President

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.L. Bainbridge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of W.L. Bainbridge, Inc., and that he/she as such President, executed the foregoing instrument for the purposes therein contained.

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

Commission expires:2/18/2001

Notary Public

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

0632436

REFERENCE

99SEP-3 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CASH
136900.00
CON TX 513.93
PRFEE 1.00
UCCED 8.00
CFEE 2.00
TOTAL 524.93
CHECK 524.93

09/03/99 01 13:48 0001 4795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512822