WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,335.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

KIMBERLY K. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

WILSON & WEISS TITLE ASSOCIATES, LLC
100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027

Return to:
B-0994

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert James Bailey, Jr.	**FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.**	**108-16-215**
(NAME) **1310 Island View Court**	(NAME) **P.O. Box 146**	BOOK 11650 PAGE 201
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Memphis, TN 38101**	
(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, **Linda Marie Kuhn, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert James Bailey, Jr. and wife Jennifer Annette Bailey**, 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. 33-B, Zone Lot Division, Lots 26 & 27, Section II, Lots 33 & 34, Section III, Lakeview Hills, according to plat and survey of record in Plat Book 6250, Page 81, and amended in Plat Book 6250, Page 81, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Linda Marie Kuhn, unmarried by deed of record in Book 10138, Page 541, 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 **1310 Island View Court, Nashville, TN 37214**
(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.

0632504

ELECTRONIC REFERENCE

99 SEP -3 PM 2:20

ELLEN HOBBS LEE, REGISTER
DAVIDSON COUNTY, TN.

4064 09/02 0101 03CHECK 297.14

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

Linda Marie Kuhn

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 Linda Marie Kuhn, unmarried 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: 2/18/2001

Notary Public

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

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

BOOK **11650** PAGE **203**

0632504

ADDN'L REFERENCE

99 SEP -3 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	77335.00
CON TX	286.14
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	297.14
CHECK	297.14

09/03/99 01 14:20 0001 4884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512890