BOOK 11651 PAGE 392

WARRANTY DEED

ECR-99-3280

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Drive, Ste. 200, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon L. Cruse (NAME)	First Trust Mortgage Company (NAME)	64
4241 Brackenwood Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	09-0
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	218

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, Karen Hamilton and husband, Steve Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gordon L. Cruse and Cheryl K. Cruse, Married

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:

BEING Lot No. 58 Southfork, Section One, as shown by plat of record in Plat Book 6250, page 384-385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen L. Kotlarczyk by deed from Nickolas Damico, Jr. Unmarried of record in Deed Book 10351, page 210, Register's Office for said County.

Karen L. Kotlarczyk having since married Steve Hamilton and is now also known as Karen Hamilton.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6597, page 797, Register's Office for said County.

RECEIVED FOR REFERENCE
99 SEP -7 AM 10:07
D.C. HARRELL, REGISTER
DAVIDSON COUNTY, TN.
06328818

unimproved ( )
This is improved (X) property, known as 4241 Brackenwood Drive, Old Hickory, Tennessee 37138
(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.

Witness our hand s this 31st day of August, 19 99

Karen Hamilton

Steve Hamilton

BOOK 11651 PAGE 393

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 Karen Hamilton and husband, Steve Hamilton

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 31st day of August 19 99.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

5206 09/07 0101 03CHECK 453.15

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Drive, Suite 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 394

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

'06328818

IDENTIFICATION REFERENCE

99 SEP -7 AM 10:07

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			119500.00
		CON TX	442.15
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	453.15
		CHECK	453.15
09/07/99	01	10:07 0001	5206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513224