BOOK 11653 PAGE 761

WARRANTY DEED

N-FSBO-99-0221

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 1999.

Notary Public

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronnie Gann and wife Nancy R. Gann	RONNIE & NANCY R. GANN	
(NAME) 4845 Everest Drive	(NAME) 607 HAYS LANE	65-9-37
(ADDRESS) Old Hickory, Tennessee 37130	(ADDRESS) MT JULIET TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES DALE SMILEY AND THERESA R. SMILEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONNIE GANN AND WIFE NANCY R. GANN hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 70 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot no. 70 fronts the Southeasterly margin of everest drive 75.0 feet and runs back between lines which measure 140.08 feet on the southwesterly line, 142.02 feet on the northeasterly line, to a line in the rear which is a broken line, which measures a total of 75.10 feet.

Theresa R. Smiley joins in the conveyance of the Warranty Deed to waive any and all marital rights she may have in the said property.

Being teh same property conveyed to James Dale Smiley by Deed from Thomas Allen Hendrickson and wife, Treva M. Hendrickson of record in Book 5846, Page 945, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4845 Everest Drive, Old Hickory, Tennessee 37130
(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 my/our hand(s) this 14th day of August, 1999

James Dale Smiley

Theresa R Smiley

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIPT #03CHECK
288.50

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James Dale Smiley and Theresa R. Smiley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 14th day of August, 1999.

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 14th day of August, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

99 SEP -8 AM 8:59

06334811

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11653 PAGE 763

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

0633481

99 SEP -8 AM 8:59

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

09/08/99 01 08:59 0001 5919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513928