WARRANTY DEED

TUCKER-99653

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 8, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Middle Tennessee Escrow Company
113 Hazel Path
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carolyn Ann Tucker, unmarried	same	
(NAME)	(NAME)	
901 Freywood Drive		051-03-0 107.00
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JILL A. SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CAROLYN ANN TUCKER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

0343 09/08 0101 03CHECK 525.30

Land in Davidson County, Tennessee, being Lot NO. 81 on the Plan of Pleasant Acres, Section 2, as of record in Book 2133 page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 80 feet on the easterly side of Freywood Drive and extends back between lines, 118 feet on the northerly line and 162 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 106 feet thereon.

Being the same property conveyed to Jill A. Smith by Quit Claim deed from Rodney K. Waddell dated 3/19/91 and recorded on 4/4/91 in Book 8324 page 549, Register's Office for Davidson County, Tennessee. Jill A. Smith, Jill S. Waddell and Jill Speering are all one and the same person.

Said Dan Speering, spouse of Jill A. Smith (now known as Jill Speering), joins in this conveyance to convey and and all marital interest he may have to said property.

unimproved ( )
This is improved (X) property, known as 901 Freywood Drive, Madison, Tennessee 37115

(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 3rd day of September, 1999.

Jill A. Smith,

Dan Speering

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF SUMNER COUNTY, TN
99 SEP -8 PM 2:54
06333679
REFERENCE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Jill A. Smith, married , 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 Madison, Tennessee, this 3rd day of September, 1999.

My Commission Expires:

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 8, 2002 SUMNER COUNTY, TENN.

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 3rd day of September, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☑ 113 Hazel Path
Hendersonville, Tennessee 37075

☐ 3401 West End Avenue, Suite 192W
Nashville, TN 37023

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11654 PAGE 704

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

0633679

A REFERENCE

99SEP-8 PM 2:54

REGISTER
DAVIDSON COUNTY, TN.

CAMT
139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 525.30
CHECK 525.30

09/08/99 01 14:55 0001 6143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514148