WARRANTY DEED

BOOK 11654 PAGE 964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

My Commission Expires MAY 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Garner	Tucker Federal Bank d/b/a Prime Lending	136-15A-002
(NAME)	(NAME)	
3405 Anderson Road Unit #102	P.O. Box 211788	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Augusta, GA 30917-1788	
(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, Georgia Ann Johnson, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Garner and wife, Phyllis J. Garner, 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. 2, Unit 102 on the Plan of Watercrest, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

0290 09/08 0101 03CHECK 443.90

Being the same property conveyed to Georgia Ann Johnson, unmarried by deed of record in Book 11383, Page 403, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3405 Anderson Road, 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.

Witness my/our hand(s) this 19th day of August, 1999.

MAIL ENV.

Georgia Ann Johnson

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 Georgia Ann Johnson 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 19th day of August, 1999.

Commission expires: May 28, 2003

TAMMY L. JONES Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

99 SEP -8 PM 4:00
RECEIVED FOR RECORD AND RECORDED IN OFFICE
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

0633824

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11654 PAGE 965

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

0633824

IDENTIFICATION/REFERENCE

99 SEP -8 PM 4:00

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

09/08/99 01 16:02 0001 6290

CAMT	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	443.90
CHECK	443.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514295