BOOK 11662 PAGE 639

WARRANTY DEED

TCB-ETCC-99-2717

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 64,428.00

Affiant

SUBSCRIBED AND SWORN TO FOR ME THIS THE
25th DAY OF August 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

My Commission Expires NOV. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885 B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Marcus W. Flatt	Churchill Mortgage Corporation	32
(NAME)	(NAME)	
4409 Falling Leaf Lane	761 Old Hickory Boulevard # 301	13-0
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Brentwood, TN 37027	83
(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, Raymond C. Flatt and wife, Teresa M. Flatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus W. Flatt and wife, Amy E. M. Flatt

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. 87 on the Plan of Timbertrail, Section 4, as of record in Plat Book 5200, Page 643, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Raymond C. Flatt and wife, Teresa M. Flatt, by deed from Radnor Homes, Inc., of record in Record Book 6616, Page 460, Register's Office for said County.

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

RECEIVED
1999 SEP 15 AM 10:06
DAVIDSON COUNTY, TN.
REGISTER

FEE/TAX: 0635943
REFERENCE

This is improved (X) unimproved ( ) property, known as 4409 Falling Leaf Lane, Nashville, Tennessee 37207
(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 25th day of August 19 99

Raymond C. Flatt

Teresa M. Flatt

STATE OF TENNESSEE
$249.35
03CHECK
0101

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Raymond C. Flatt and wife, Teresa M. Flatt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 1999.

Commission expires _____

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires NOV. 27, 1999

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

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

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

063594 3

REFERENCE

99 SEP 15 AM 10:06

REGISTER'S OFFICE TN.

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CAMT	64418.00
CON TX	238.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	249.35
CHECK	249.35

09/15/99 01 10:09 0001 8535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516508