RE-record to add notary stamp.

Bot 1

WARRANTY DEED

RE-RECORD BOOK 11662 PAGE 801

BOOK 11606 PAGE 229

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JULY, 1999.**

Notary Public

MY COMMISSION EXPIRES: 2-15-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Graham	**CTX Mortgage Company**	**162-1-F 47**
(NAME) **420 Claircrest Drive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, Monty A. Rogers and Julie S. Rogers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW R. GRAHAM, 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. 47 on the Plan of Clairmont Subdivision, Phase 6 of record in Plat Book 7900, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Monty A. Rogers and wife, Julie S. Rogers by deed of record in Book 10398, Page 336, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Julie S. Rogers by Monty A. Rogers as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11606, Page 228, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **420 Claircrest Drive, 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.

06359979

RE-RECORD

1930 08/04 0101 03CHECK 316.25

0574 09/15 0101 03CHECK 10.00

99 AUG -4 PM 3:06

06204680

IDENTIF. & REFERENCE

Witness my/our hand(s) this 30th day of July, 1999.

Monty A. Rogers

Julie S. Rogers

Julie S. Rogers by M.A.R. A.I.F.

BOOK 11606 PAGE 230

RE RECORD BOOK 11662 PAGE 802

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 Monty A. Rogers ~~and Julie S. Rogers~~ the bargainors, 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 Nashville, Tennessee, this 30th day of July, 1999.

Notary Public

Commission expires: 2-18-01

State of Tennessee
County of Davidson

On this 30thday of July, 1999, ____ before me personally appeared Monty A. Rogers, the person who executed the foregoing instrument on behalf of Julie S. Rogers and acknowledged that he executed the same as the free act and deed of the said Julie S. Rogers, through Power of Attorney granted him by the said Julie S. Rogers.

Notary Public

Commission expires: 2/18/01