WARRANTY DEED

FILE BOX 45

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BOOK 11665 PAGE 652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2003~~ 3/29/2003

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Sapp	Bank of America	87-5A-79
(NAME)	(NAME)	
5714 Briarwick Court	P.O. Box 1675	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Coraopolis, PA, 15108	
(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, Billy R. Davis and wife, Cathy D. Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Sapp and wife, Nancy E. Sapp, 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. 80 on the Plan of Farmingham Woods Phase II, Section 2, as of record in Book 7900, Page 424, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy R. Davis and wife Cathy D. Davis, by deed of record in Book 9123, Page 3, Register's Office for Davidson County, Tennessee.

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

09/17 0101 03CHECK 425.40

unimproved ☐

This is improved ☒ property, known as 5714 Briarwick Court, Hermitage, TN 37076

(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.

063671

IDENTIFY REFERENCE

99 SEP 17 PM 12:27

REGISTER
DAVIDSON CO. TN.

FILE BOX 4

Witness my/our hand(s) this 16th day of September, 1999.

Billy R. Davis

Billy R. Davis

Cathy D. Davis

Cathy D. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy R. Davis and wife Cathy D. Davis 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 16th day of September, 1999.

Commission expires: May 26, 2002

Elizabeth E Triplett

Elizabeth E. Triplett Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0636716

99 SEP 17 PM 12:27

CAMT
112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 425.40
CHECK 425.40

09/17/99 01 12:35 0001 9404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517362