# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$272,500.00**

James B Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James B. Thomas** | **James B. Thomas** | **132-13-23** |
| (NAME) **946 Van Leer Drive** | (NAME) **946 Van Leer Drive** | **0H09958** |
| (ADDRESS) **Nashville, TN 37220** | (ADDRESS) **Nashville, TN 37220** | |
| (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, **Lou T. Edwards and William M. Edwards, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES B. THOMAS**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 116 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 165, Register's Office, for said County, described as follows:

Beginning on the northwesterly margin of Van Leer Drive at the corner of Lots No. 115 and 116; thence with the line between said two lots northwestwardly 385.67 feet; thence North 83 degrees 44' West 184 feet to the center of Old Kirkman Road; thence with the center of same, South 2 degrees 40 ½ West 128.10 feet to the corner of Lots 116 and 117; thence with the line between said two lots, southeastwardly 406.73 feet to the northwesterly margin of Van Leer Drive; thence with same northeastwardly 85 feet to the beginning.

Being the same property conveyed to Lou T. Edwards, Individually by Quitclaim Deed from William M. Edwards, Jr. and wife, Lou T. Edwards of record in Book 11125, Page 37 Register's Office for Davidson County, Tennessee.

William M. Edwards, Jr., husband of the said Lou T. Edwards, joins in this conveyance for the purposes of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

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

unimproved ☐
This is improved ☒ property, known as **946 Van Leer Drive, Nashville, TN 37220**
(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 20th day of September, 1999.

RECORDED AS RECEIVED. THE QUALITY OF LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT MAY BE UNSATISFACTORY WHEN RECEIVED

Lou T. Edwards

William M. Edwards, Jr.

0638469
IDENTIF. ↑ REFERENCE

'99 SEP 22 PM 3:12
JILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

99/22 0101 03CHECK 1019.25

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 Lou T. Edwards and William M. Edwards, Jr., 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 20th day of September, 1999.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin

Shannon Philbin Notary Public

# 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 |

BOOK 11671 PAGE 797

0638469

INCLUDE A REFERENCE

99 SEP 22 PM 3:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 272500.00 |
| CON TX | 1008.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1019.25 |
| CHECK | 1019.25 |

09/22/99 01 15:15 0001 1251

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1519196