WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Samuel M Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 1999

Shannon Philbin
Notary Public

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

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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
Samuel M. Roberts	North American Mortgage Company	106-13-229
(NAME)	(NAME)	
106 Sadler Court	4301 Hillsboro Road	06DA84718
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37215	
(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, I, **Robert Thomas**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SAMUEL M. ROBERTS, AN UNMARRIED MAN,** 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:

BEING Lot No. 13-A on the resubdivision of part of Sadler Place, Section 9, of record in Book 6050, Page 244, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Thomas, unmarried by deed from Walter B. Murphy and wife, Lori R. Murphy of record in Book 11028, Page 374 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **106 Sadler Court, Nashville, TN 37210**
(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 hand this 22th day of September, 1999.

Robert Thomas
By: Tom O'Hara, his Attorney-In-Fact

0638576

DEED & REFERENCE

99 SEP 23 AM 8:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

136 09/23 0101 03CHECK 203.40

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Tom O'Hara with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Robert Thomas and being authorized to act on behalf of said person, executed the forgoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd 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

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

06388576

IDENTIFICATION REFERENCE

99 SEP 23 AM 8:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 203.40
CHECK 203.40

09/23/99 01 08:54 0001 1366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519305