WARRANTY DEED

BOOK 11672 PAGE 873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Lynn McCarthy	**North American Mortgage Company**	**176-5-A86**
(NAME)	(NAME)	
6637 Shadyview Drive	**3883 Airway Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Santa Rosa, CA 95403**	
(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, **Peter A. Traversa and wife Nancy M. Traversa**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Lynn McCarthy an unmarried woman**, 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. 285 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 884, 885, 886, 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peter A. Traversa and wife Nancy M. Traversa by deed of record in Book 10632, Page 112, 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 **6637 Shadyview 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.

06638 / 42
REGISTER'S REFERENCE

99 SEP 23 AM 10:54
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

THE END

1536 09/23 0101 03CHECK 492.00

Witness my/our hand(s) this 21st day of September, 1999.

Peter A. Traversa

Nancy M. Traversa

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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 Peter A. Traversa and wife Nancy M. Traversa the bargainor , 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 21st day of September, 1999.

Notary Public

Commission expires: 2/18/01

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11672 PAGE 875

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

0638742

REFERENCE

99 SEP 23 AM 10:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
130000.00
CON TX 481.00
PRFEE 1.00
PRFEE 1.00
ERR CO
PRFEE 1.00-
WDEED 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

09/23/99 01 10:57 0001 1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519474