WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

RUTHERFORD COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

BOOK 11672 PAGE 913

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
Vickie R. Echols	**CTX Mortgage Company**	**150-9-63**
(NAME)	(NAME)	
3024 Mossdale Drive	**P.O. Box 199000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, Charley Sanford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICKIE R. ECHOLS, 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-A on the Plan of Cherry Hills, Section II-A of record in Plat Book 6250, Page 233, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charley Sanford by deed of record in Book 7449, Page 831, 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 **3024 Mossdale 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.

0638/149

REGISTER'S REFERENCE

99 SEP 23 AM 10:57

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1543 09/23 0101 03CHECK 274.07

Witness my/our hand(s) this 15th day of September, 1999.

Charley Sanford

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 Charley Sanford the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1999.

Commission expires: 2-18-01

Notary Public

KIMBERLY B. PARKER
NOTARY PUBLIC
AT
LARGE
RUTHERFORD COUNTY, TENNESSEE

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

0638749

IDENTIFICATION REFERENCE

99 SEP 23 AM 10:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	71100.00
CON TX	263.07
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	274.07
CHECK	274.07

09/23/99 01 11:00 0001 1543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519481