WARRANTY DEED

JILL L. ROLLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(AFFIX SEAL)

My Commission Expires JAN. 27, 2001

Mail

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
Calvin Brad Tilford	FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.	104-15-440
(NAME) 2010 Sweetbriar Avenue	(NAME) P O Box 146	24W-12340
(ADDRESS) Nashville, TN 37212	(ADDRESS) Memphis, TN 38101	
(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, Jack L. Gaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Brad Tilford, unmarried and Joe W. Woods, unmarried, 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 Nos. 7 and 27-D on the Plan of the Re-subdivision of T. W. Crutcher & Company's Subdivision of the Hostettler Property, as of record in Book 843, Page 71, Register's Office for said County.

BEING the same property conveyed to Jack L. Gaw by deed from Robert L. Kammerud and wife, Mary Elizabeth Kammerud of record in Book 9949, Page 523, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2010 Sweetbriar Avenue, Nashville, TN 37212
(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 24th day of September, 1999.

Jack L. Gaw

0640227
RECEIVED FOR REFERENCE
99 SEP 28 AM 9:31
BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.
REC: 09/28 0101 03CHECK 1337.45

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 Jack L. Gaw, 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 24th day of September, 1999.

Commission expires: January 27, 2001

Jill L. Roller — Notary Public

JILL L. ROLLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

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

0640227

INSTRUMENT NUMBER REFERENCE

99 SEP 28 AM 9:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11678 PAGE 39

CAMT	
	358500.00
CON TX	1326.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1337.45
CHECK	1337.45

09/28/99 01 09:34 0001 3126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521042