WARRANTY DEED

BOOK 11679 PAGE 526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,100.00

Melonie Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melonie Brown	Guaranty Trust Company	135-14A-216
(NAME)	(NAME)	
1604 Clingmans Court	640 Broadmor Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, W.L. Bainbridge, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melonie Brown, 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 No. 216 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. a Tennessee Corporation, by deed of record in Book 11070, Page 377, 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 1604 Clingmans Court, 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.

06405596

IDENTIF. & REFERENCE

99 SEP 29 AM 9:35

BILL CAPPARELLA REGISTER
DAVIDSON COUNTY, TN.

3528 09/29 0101 03CHECK 507.17

Witness our hands this 23rd day of September, 1999.

W.L. Bainbridge, Inc.

By: _____

W.L. Bainbridge, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted, that he is the President of W.L. Bainbridge, Inc. a Tennessee Corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 1999.

Commission expires: May 26, 2002

_____

Elizabeth E. Triplett 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

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0640596

IDENTIFICATION REFERENCE

99 SEP 29 AM 9:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	134100.00
CON TX	496.17
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	507.17
CHECK	507.17

09/29/99 01 09:38 0001 3528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521439