WARRANTY DEED

BOOK 11681 PAGE 711

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,000.00**

Herlinda E. Diaz
Affiant

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

Kimberly B. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

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
Herlinda E. Diaz	**First Union Mortgage Corporation**	**162-6-157**
(NAME) **199 Townes Drive**	(NAME) **1100 Corporate Center Drive**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Raleigh, NC 27607-5066**	
(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, **Dawn I. Danforth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herlinda E. Diaz and husband Froylan E. Diaz-Soto**, 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. 138 on the Plan of Fair Oaks Section Two of record in Plat Book 4460, Pages 52 and 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dawn I. Danforth, unmarried by deed of record in Book 6935, Page 97, Register's Office for Davidson County, Tennessee.

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

4061 09/30 0101 03CHECK 321.80

unimproved ☐

This is improved ☒ property, known as **199 Townes Drive, Nashville, TN 37211**

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.
99 SEP 30 AM 10:47

90114790

Witness my/our hand(s) this 22nd day of September, 1999.

Dawn I. Danforth

Dawn I. Danforth

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

Witness my hand and official seal at Nashville, Tennessee, this 9/22/99 ~~day of 9/22/99, 199/22/99.~~

Kimberly B. Parker

Notary Public

Commission expires: 2-18-01

KIMBERLY B. PARKER
NOTARY PUBLIC
AT LARGE
RUTHERFORD COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11681 PAGE 713

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

06411106

INSTRUMENT REFERENCE

99 SEP 30 AM 10:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

09/30/99 01 10:50 0001 4061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521969