WARRANTY DEED

BOOK 11686 PAGE 342

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 1999**

Notary Public

MY COMMISSION EXPIRES: ~~January 27, 2001.~~ 5-02-01

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Schmelhaus	**EquiFirst Mortgage Corporation**	**149-4, 137**
(NAME) **2616 Willow Branch Drive**	(NAME) **820 Forest Point Circle**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Charlotte, NC 28273**	
(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, **JUDITH A. DONAHUE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAIVD SCHMELHAUS, 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:

Being Lot No. 520 on the Plat of Edge-O-Lake Estates, Section 7, of record in Plat Book 3700, Page 79, Register's Office for said County.

Said Lot No. 520 fronts 74.66 feet on the northerly margin of Willow Branch Drive and extends back 143.56 feet on the westerly line, and 144.03 feet on the easterly line, to a dead line on the rear which is a broken line, on which it measures 99.73 feet.

Being the same property conveyed to Judith A. Donahue, unmarried, by deed of record in Book 9018, Page 323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

The Plan of record in Book 3700, Page 79, Register's Office for said county.

Restrictions of record in Book 4042, Page 720, Register's Office for said County.

2000 and subsequent years taxes, a lien, not yet due and payable.

99 OCT -4 AM 9:22
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

PREPARED FOR REFERENCE
06121123

unimproved ☐

This is improved ☒ property, known as **2616 Willow Branch Drive, Nashville, TN 37217**

(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.

99 OCT -4 AM 9:22 0101 03CHECK 379.15

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

Witness my/our hand(s) this 30th day of September, 1999.

Judith A Donahue

Judith A. Donahue

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 JUDITH A. DONAHUE, UNMARRIED 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 30TH day of SEPTEMBER, 1999

Shari A Thompson

Notary Public

Commission expires:

1-27-2001

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

0642123

INSTR # REFERENCE

99 OCT -4 AM 9:22

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	379.15
CHECK	379.15

10/04/99 01 09:25 0001 5123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523015