WARRANTY DEED

BOOK 11688 PAGE 495

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Brad A. Lovin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 1999.

Shelly A Gardner
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Brad A. Lovin	AmSouth Bank	108-3-143
(NAME)	(NAME)	
1042 Patio Drive	P.O. Box 25314	03D91395
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Santa Ana, CA 92799-5314	
(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 Gammons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad A. Lovin and wife, Shanna M. Lovin, 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, described as follows to-wit:

Being Lot No. 125-A on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jack Gammons by deed from Richard Arnold of record in Book 11087, Page 164 Register's Office for Davidson County, Tennessee.

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

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR.

unimproved ☐
This is improved ☒ property, known as 1042 Patio Drive, Nashville, TN 37214
(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 1st day of October, 1999.

Jack Gammons

00642703
MAP-PARCEL OR REFERENCE
99 OCT -4 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.
10/04 0101 03CHECK 302.53

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 Gammons, 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.

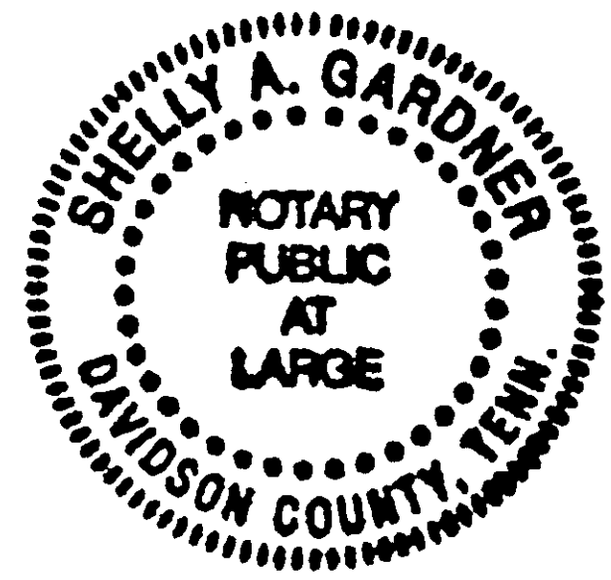
BOOK 11688 PAGE 496

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 1999.

Commission expires:

Shelly A. Gardner

Notary Public



My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11688 PAGE 197

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

0642703

DEED BOOK & REFERENCE

99 OCT -4 PM 3:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT	78900.00
CON TX	291.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	302.93
CHECK	302.93

10/04/99 01 15:19 0001 5730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523619