WARRANTY DEED

H99675

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF September, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODSUM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

Middle Tennessee Escrow Company, LLC

113 Hazel Path

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David F. Humphreys	First Trust Mortgage Company	34-05-0A 088.00 C
(NAME) 604 Independence Court	(NAME) P. O. Box 17257	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CARRIE L. HARDY MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID F. HUMPHREYS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 88 on the plan of the subdivision of Monticello Manor. As of record in Plat Book 6250 page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to Carrie L. Hardy, unmarried, by deed from Kirby Clifton, Jr. and Mary pauline Clifton, Trustees, dated 11/4/97 and recorded on 11/14/97 in Book 10683 page 966, REgister's office for Davidson County, Tennessee.

Carrie L. Hardy is now known as Carrie L. Hardy Carhahan.

unimproved ( )
This is improved (X) property, known as 604 Independence Court, Madison, Tennessee 37115
(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 27th day of September, 1999.

Carrie L. Hardy

Todd Carnahan

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carrie L. Hardy married , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of September, 1999.

My Commission Expires:

7/23/2002

GEORGE R. WOODSUM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County
personally appeared

upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of September, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☑ 113 Hazel Path
Hendersonville, Tennessee 37075

☐ 3401 West End Avenue, Suite 192W
Nashville, TN 37023

REFERENCE
064300I
99
OCT-5 AM 9:23
REGISTER
COUNTY, TN.
036 10/05 0101 02CHECK 273.70

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

BOOK 11689 PAGE 432

06430001

REFERENCE

99 OCT -5 AM 9:23

REGISTER
COUNTY, TN.

CAMT	71000.00
CON TX	262.70
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	273.70
CHECK	273.70

10/05/99 01 09:26 0001 6036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523922