WARRANTY DEED

VICTOR HAZELWOOD
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BOOK 11697 PAGE 407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, 3354 Perimeter Hll Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilde Douglas	Norwest Mortgage, Inc.	73-13-83
(NAME)	(NAME)	
1805 Rosebank Avenue	405 SW Fifth Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Des Moines, IA 55309	
(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, Sallie F. Sanders, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilde Douglas, 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. 3 on the Plan of Henderson Gardens Subdivision, Section I. For a more detailed description refer to the recorded plat of Henderson Gardens, Section I, as of record in Book 2900, Page 75, in Register's Office for Davidson County, Tennnessee.

Being the same property conveyed to Erby Clark Sanders and wife Sallie F. Sanders, by deed of record in Book 3074, Page 603, Register's Office for Davidson County, Tennessee.

Erby Clark Sanders having since died.

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

unimproved ☐

This is improved ☒ property, known as 1805 Rosebank Avenue, Nashville, TN 37216

(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

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REFERENCE

Witness my our hand(s) this 28th day of September, 1999.

Sallie F. Sanders

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above County and State, Sallie F. Sanders, the bargainor, who I am personally acquainted with (or proved to me on the basis of satisfactory evidence) acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 1999.

Commission expires: May 26, 2002

Victor Hazelwood — 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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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526083