WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$55,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 1999

NOTARY PUBLIC AT LARGE

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES July 26, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

MY COMMISSION EXPIRES JULY 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda D. Ware	**North American Mortgage Company**	**83-3-3**
(NAME)	(NAME)	
69 Creighton Avenue	**4301 Hillsboro Road**	**15DA38538**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(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. **Phil Seagraves**. HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA D. WARE**. 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 situated in Nashville. County of Davidson. and State of Tennessee. to wit:

Being Lot Not 10 on the Plan of Scott Avenue Annex. of record in Plat Book 2331 at Page 87. Register's Office for Davidson County. Tennessee. to which reference is hereby made for a more complete description

Being the same property conveyed to Phil Seagraves by deed from I. Dyke Tatum. Substitute Trustee. of record in Book 11435. Page 514 Register's Office for Davidson County. Tennessee.

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

unimproved ☐
This is improved ☒ property. known as **69 Creighton Ave., Nashville, TN 37207**
(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 8th day of October. 1999.

Phil Seagraves
Phil Seagraves
By: Allene Shannon. his Attorney-In-Fact

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allene Shannon with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Phil Seagraves and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 1999.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: July 26, 2003

My Commission Expires JULY 26, 2003

Shannon Philbin 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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...BILITY OF WRITING, TYPING OR
...ING IN THIS DOCUMENT
...SFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526194