WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Nancy E Russell
Affiant

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

NOTARY PUBLIC AT LARGE

J. Michael Morgan
My Commission Expires
July 28, 2001

Notary Public

MY COMMISSION EXPIRES January 27, 2001
(AFFIX SEAL)

BOOK 11699 PAGE 447

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
Nancy Russell	SunTrust Mortgage Inc	104-15-399
(NAME)	(NAME)	
2121 Westwood Avenue	P.O. Box 57028	24W-10975
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Irvine, CA 92619-7028	
(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, Steven H. Bard, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Russell, 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, being the westerly one-half of Lot No. 56 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 56 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 185 feet to an alley.

BEING the same property conveyed to Steven H. Bard by deed from J. C. Wyckoff, Trustee of the Revocable Trust Agreement of Steven H. Bard of record in Book 9910, Page 253, 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 2121 Westwood Avenue, Nashville, TN 37212
(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.

Steven H. Bard

99 OCT 12 AM 11:04
REGISTER
DAVIDSON COUNTY, TN.

0645609
MEMO & REFERENCE

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 Steven H. Bard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

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

Commission expires January 27, 2001

Jill L. Roller — Notary Public

JILL L. ROLLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

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 11699 PAGE 449

064560609

IDENTIFICATION REFERENCE

99 OCT 12 AM 11:04

DAVIDSON COUNTY, TN.

14500.10
553.10
1.00
5.00
2.00
561.10
561.10
11:07 CHECK BELO

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526670

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