WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER 1999.

Notary Public

MY COMMISSION EXPIRES: ~~October 15, 2002~~ 3-26-02
(AFFIX SEAL)

BOOK 11709 PAGE 924

Mail

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow Co., 3354 Perimeter Hill Dr Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Rucker	Franklin American Mortgage Company	74-12-16074-12-[illegible]
(NAME)	(NAME)	
5007 Bonnavista Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37076	Franklin, TN 37067	
(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, Stephen E. Conn and wife, Melissa Conn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Rucker and wife, Lora H. Rucker, 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. 500 on the Plan of Hermitage Hills Section 5, as of record in Book 3300, Page 1 & 2, Register's Office for said County.

Said Lot NO. 500 fronts 90 feet on the southerly side of Bonnavista Drive and extends back 153.7 feet on the westerly line and 154.38 feet on the Easterly line to a dead line, measuring 70.15 feet thereon.

Being the same property conveyed to Stephen E. Conn and wife Melissa Conn, by deed of record in Book 9658, Page 835, Register's Office for Davdison County, Tennessee.

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

unimproved ☐
This is improved ■ property, known as 5007 Bonnavista Drive, Hermitage, TN 37076
(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

1695 10/20 0101 03CHECK 369.53

U6483 12
RECEIVED FOR REFERENCE
99 OCT 20 AM 10:20
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) **this** 7th day of October, 1999

Stephen E. Conn

Melissa Conn

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 Stephen E. Conn and wife, Melissa Conn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purpose therein contained

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 1999.

Commission expires: ~~February 18, 2002~~ 5-26-2002

Elizabeth E. Triplett

Elizabeth E. Triplett 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

0648312 REFERENCE

99 OCT 20 AM 10:20

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	96900.00
CON TX	358.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.53
CHECK	369.53

10/20/99 01 10:23 0001 1695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529499