WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1H 20TH DAY OF OCTOBER 1999.

Notary Public

MY COMMISSION EXPIRES July 26, 2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11711 PAGE 595

My Commission Expires July 26, 2003

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
David J. Howe	David J. Howe	**118-10-98**
(NAME)	(NAME)	
3418 Pleasant Valley Road	3418 Pleasant Valley Road	**16DA13956**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, I, **James Brian Thomas**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY **UNTO DAVID J. HOWE, A MARRIED PERSON**, 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 Lot No 30 on the map of Pleasant Valley Subdivision, as of record in Book 1424 , page 63, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof

BEING the same property conveyed to James Brian Thomas by deed from Jeanne Marilyn Kohrs, now being Jeanne Marilyn Kohrs Camp and husband, Mark E Camp of record in Book 10439, Page 54 Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property known as **3418 Pleasant Valley Road, Nashville, TN 37204**
(House Number) (Street) (Apt. Number) (City) (Zip Code)

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 20th day of October, 1999

James Brian Thomas

U6148723

RECEIVED FOR RECORD
99 OCT 21 AM 9:30
REGISTER
DAVIDSON CO. TENN.

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 James Brian Thomas, 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 20th day of October, 1999

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires July 26, 2003

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

0127 10/21 0101 03CHECK 654.80

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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0648723

VALENCE

99 OCT 21 AM 9:30

CAMT 174000.00
CON TX 643.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 654.80
CHECK 654.80

10/21/99 01 09:33 0001 2127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529925