# WARRANTY DEED

BOOK 11726 PAGE 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Rena M Upton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER 1999.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Shannon Philibn, 2021 Richard Jones Road, Suite 220 Nashville, TN 37215

mail

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James W. Upton** | **North American Mortgage Company** | **52-9-124** |
| (NAME) | (NAME) | |
| **429 Blue Grass Avenue** | **4301 Hillsboro Road** | **11D68055** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Commission Expires JULY 26, 2003

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, **GARY L. HART ETUX CLAIRE HART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. UPTON AND WIFE, RENA M. UPTON**, 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. 25 on the plan of Resubdivision of Lots #18 and #25 Montague Park of record in Plat Book 11190, Page 139 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Gary L. Hart, etux Claire Hart by deed from Barbara A. Cummings, John M. Wilson, and Kenneth R. Wilson of record in Book 11578, Page 254 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 **429 Blue Grass Avenue, Madison, TN 37115**
(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 29th day of October, 1999.

Gary L. Hart

Claire Hart

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

STATE: 11/02 0101 03CHECK 410.23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
99 NOV -2 AM 9:34

CROSS REFERENCE

06530040

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 **GARY L. HART ETUX CLAIRE HART**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 1999.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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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0653040

99 NOV -2 AM 9:34

CAMT
107900.00
CON TX 399.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 410.23
CHECK 410.23

11/02/99 01 09:35 0001 6684

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1534433