Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Yavonne S. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 1999.

Kimberly K Parker
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BOOK 11732 PAGE 424

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yavonne Sims Kromis	**Franklin American Mortgage Company**	**150-3-215**
(NAME) **3312 Country Hill Road**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **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, **Marie Jenne' Clendening, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yavonne Sims Kromis, unmarried**, 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. 67 on the Plan of Harbor Landing Subdivision, Section Two of record in Plat Book 6250, Page 352, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marie Jenne' Clendening, unmarried by deed of record in Book 9064, Page 249, Register's Office for County, Tennessee.

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

Yavonne Sims Kromis and Yavonne S. Kromis are one and the same person.

unimproved ☐

This is improved ☒ property, known as **3312 Country Hill Road, Antioch, TN 37013**

(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.

8093 11/04 0101 03CHECK 353.25

U0654393

REFERENCE

99NOV-4 PM 12:52

ENTERED
M.I.T.N.

Witness my our hand(s) this 27th day of October, 1999.

Marie Jenne Clendening

Marie Jenne Clendening

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 Marie Jenne Clendening the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1999.

Notary Public

Commission expires: 2-18-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11732 PAGE 425 - A

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

U6543 93

REFERENCE

99 DEC -4 PM 12:52

			CAMT	92500.00
			CON TX	342.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	353.25
			CHECK	353.25
11/04/99	01	12:55	0001	8093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535828