WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

BOOK 11732 PAGE 544

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Portillo	**Molton, Allen & Williams Corporation**	**165-13-A166**
(NAME) **4009 Pepperwood Drive**	(NAME) **1000 Urban Center Drive, Suite 500**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Birmingham, AL 35242**	
(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, **Jamey Snyder and wife Tina Snyder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Portillo and Amy Portillo**, 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. 422 on the Plan of Peppertree Forest Section Nine of record in Plat Book 7900, Page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jamey Snyder and wife, Tina Snyder by deed of record in Book 10761, Page 665, 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 **4009 Pepperwood Drive, 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.

06544 25

REGISTER'S OFFICE
DAVIDSON CO. TN.

99 NOV -4 PM 1:41

0138 11/04 0101 03CHECK 418.00

Witness my our hand(s) this 29th day of October, 1999.

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Jamey Snyder

Tina Snyder

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 Jamey Snyder and wife, Tina Snyder the bargainor, 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: 2/18/01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0654425

99 NOV -4 PM 1:54

FILED FOR RECORD

CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 418.00
CHECK 418.00

11/04/99 01 13:42 0001 8128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535863