WARRANTY DEED

HAC-99-0227

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000 00

Teresa Ryan
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 1999

Denise M. Cauley
Notary Public

MY COMMISSION EXPIRES 4/15/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael D. Ryan	SAME AS NEW OWNER	
614 American Road	(NAME)	90-12-76
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. DOUGHER AND KIMBERLY R. DOUGHER, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. RYAN AND TERESA RYAN, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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. 62 on the Plan of Charlotte Park, Section 1, of record in Book 2663, pages 2 through 6, inclusive, Register's office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Robert D. Dougher and Kimberly R. Dougher, by deed from Secretary of Housing and Urban Development of Washington, D.C., of record in Book 20406, page 588, Register's Office, Davidson County, Tennessee.

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

MAIL ENV.

99 NOV 15 PM 2:51

REFERENCE 0657986

unimproved ( )
This is improved (X) property, known as 614 American Road, Nashville, Tennessee 37209
(House Number) (Street) (P O Address) (City or Town) (Postal ZIP)

$455.00 TAX 1.10 RECD 038 01

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 12th day of November, 1999

Robert D. Dougher

Kimberly R. Dougher

484.60

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Robert D. Dougher and Kimberly R. Dougher, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 1999.

My Commission Expires: 1/15/2000

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 12th day of November, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11744 PAGE 989

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

RECEIPT

97 NOV 13 PM 2:51

97 7986

CAMT
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.60
CHECK 484.60

11/13/97 01 14:52 0001 1955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539625

11-16-99

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