WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 1999.

Notary Public

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

BOOK 11767 PAGE 431

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
Michael Evans	Novastar Mortgage, Inc.	
(NAME)	(NAME)	
6721 Birchbrook Drive	23046 Avenue De la Carlota, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Laguna Hills, CA 92653	
(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, Angela Monique Wigfall F/K/A Angela M. McGee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Evans an unmarried man, 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. 46 on the Plan of Hickory Woods Section C of record in Plat Book 6900, Page 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela M. McGee, married by deed of record in Book 10929, Page 821, 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 6721 Birchbrook 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.

99 DEC -3 AM 9:44
REGISTER
DAVIDSON COUNTY TN

066349 REFERENCE

12/03 0101 03CHECK 492.00

Witness my/our hand(s) this 22nd day of November, 1999.

Angela Monique Wigfall by Shirley Pollock atty-in-fact
Angela Monique Wigfall

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of November, 1999 before me personally appeared Shirley Pollock, the person who executed the foregoing instrument on behalf of Angela Monique Wigfall F/K/A Angela M. McGee, and acknowledged that she executed the same as the free act and deed of the said Angela Monique Wigfall F/K/A Angela M. McGee, through Power of Attorney granted her, by the said Angela Monique Wigfall F/K/A Angela M. McGee.

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Commission Expires:
2-18-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11767 PAGE 433

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

99DEC-3 AM 9:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0663496

CAMT	
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

12/03/99 01 09:45 0001 7857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545450