FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 3/29/2003
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Instr:200001070002403 Page: 1 OF 2
REC'D FOR REC 01/07/2000 11:06:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $632.70

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy D. Pope	Right Mortgage Company	96-1-135
(NAME)	(NAME)	
2719 Bluefield Avenue	106B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Lebanon, TN 37087	
(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, Jo Ellen Garramone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy D. Pope and husband Eddie W. Pope, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lots 45 and 46 on the Plan of Part of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot B on the map showing resubdivision of Lots Nos. 45, 46, 47, and 48 etc. in Bluefields Subdivision, not of record, described according to survey made by 2. J. Wilkinson, surveyor, April 6, 1940, as follows: Beginning on the southwesterly margin of Bluefield Avenue at the northeast corner of the property conveyed to C.D. Bullington and wife by deed from R.D. Stanford, Jr., Trustee, of record in Book 1160, Page 162, said Register's Office; thence with said avenue northwesterly 96 feet to the corner of Lots A & B; thence with the line between said two lots southwestwardly 396 feet; thence southeastwardly 46 feet to the northwest corner of said Bullington property; thence with said Bullington's northwesterly line, northeastwardly 433 feet to the beginning.

Being the same property conveyed to JoEllen Garramone, by deed of record in Book 11759, Page 900, 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 2719 Bluefield Avenue, Nashville, TN 37214
(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 5th day of January, 2000.

FILE BOX 45

Jo Ellen Garramone

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 Jo Ellen Garramone 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 5th day of January, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

