# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2000.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shayne A. Hill | FT Mortgage Companies D/B/A Sunbelt National Mortgage | Map 62-13 Parcels 85 and 86 |
| (NAME) | (NAME) | |
| 4127 Moss Rose Drive | 1140 Hammond Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Atlanta, GA 30328 | |
| (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, William F. Cargal and Martha Sue Cargal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shayne A. Hill unmarried and Yvonne R. Fields, 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:
*as joint tenants with right of survivorship. SH YF

Being Lot Nos. 25 and 26 on the Map of George I. Waddey's Subdivision of the W. M. Morgan 18.25 acre tract, of record in Book 843, Page 101, Register's Office for said County.

Said Lots adjoin and front together 155 feet on the west side of Moss Drive, formerly Claypool Street and run back between lines 158 feet on the south line of Lot No. 26 and 180 feet on the north line of Lot No. 25, along the south margin of William Ferry Road to the east line of Lot No. 24, on which they measure 172 feet.

Being the same property conveyed to William F. Cargal and Martha Sue Cargal, by deed of record in Book 11180, Page 980, Register's Office for Davidson County, Tennessee.

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

This instrument was executed on behalf of Martha Sue Cargal by William F. Cargal as her Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 4127 Moss Rose Drive, Nashville, TN 37216
(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.

Instr:200002030011226 Page: 1 OF 2
REC'D FOR REC 02/03/2000 9:56:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $547.60

Witness my/our hand(s) this 21st day of January, 2000.

William F. Cargal

Martha Sue Cargal by William F. Cargal Attorney/In. Fact

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 William F. Cargal with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 21st day of January, 2000.

Commission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of January, 2000 before me personally appeared William F. Cargal, the person who executed the foregoing instrument on behalf of Martha Sue Cargal, and acknowledge that he executed the same as the free act and deed of the said Martha Sue Cargal, through Power of Attorney granted him by the said Martha Sue Cargal.

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett
Elizabeth E. Triplett Notary Public