Box 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28TH DAY OF JULY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 28, 2001.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WILLIAMSON COUNTY

Instr:200007310074967 Page: 1 OF 2
REC'D FOR REC 07/31/2000 8:44:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $432.53

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latonja A. Coates	**Southeastern Mortgage of Tennessee, Inc.**	**150-1-366**
(NAME)	(NAME)	
2829 Lera Jones Drive	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37212**	
(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, **Beverly S. Page**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Latonja A. Coates and Carl B. Coates, wife and husband**, 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. 87 on the Plan of Edge-O-Lake, Section 18-D, as of record in Book 5060, Page 117, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry R. Page and wife, Beverly S. Page by deed of record in Book 5301, Page 736, Register's Office for Davidson County, Tennessee. The said Jerry R. Page having since deceased.

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

unimproved ☐

This is improved ☒ property, known as **2829 Lera Jones 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.

Witness **my/our hand(s)** this **28th day of July, 2000**.

Beverly S. Page

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 Beverly S. Page 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 Antioch, Tennessee, this 28th day of July, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE