BOOK 11371 PG. 812

WARRANTY DEED

TCBL-GNAR-99-727

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,890.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 19 99

Notary Public

MY COMMISSION EXPIRES AT 1/1/2000

AFFIX SEAL

LISA MARIE VOLLMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

657 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
[illegible] Rd., Suite 150, Brentwood, TN 37027
1855-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy D Dillon	Countrywide Home Loans, Inc.	142-13-A-040
(NAME)	(NAME)	
409 Northridge Ct	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Calabasas, CA 91302-1613	
(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, James F. Fontana and Sandra L. Fontana

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddy D Dillon and wife, Robin G. Dillon

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:

Being Lot No. 40 on the Plan of Riverside, Section phase 1, as of record in Plat Book 6900, Page 490,491,and 492, and revised in Book 6900, page 784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James F. Fontana and Wife, Sandra L. Fontana by deed from David W. Allen and Wife, Nancy C. Allen of record in Deed Book 10474, page 386, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7185, page 619, and Book 7405, page 780, and Book 11063, page 996, Register's Office for said County.

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

99 MAR -5 PM 5:02
[illegible] REGISTER
DAVIDSON COUNTY, TN

0557486
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 409 Northridge Ct. Nashville, Tennessee 37221
(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 our hand s this 26th day of February, 19 99

James F. Fontana Power of Attorney

Sandra L. Fontana Power of Attorney

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 James F. Fontana and Sandra L. Fontana

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 19 99.

Commission expires _____

_____ Notary Public

LISA MARIE SUMNER COUNTY TENN NOTARY PUBLIC AT LARGE

1/1/2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____ Notary Public

4784 03/05 0101 03CHECK 672.89

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11371 PG. 814

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

0557486
IDENTIF. ← REFERENCE

99 MAR -5 PM 5:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 178890.00
CON TX 661.89
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 672.89
CHECK 672.89

03/05/99 01 17:01 0001 4784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433951