# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: 2-18-01.

(AFFIX SEAL)

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**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 |
|---|---|---|
| **John Thomas Riboloff** | AEGIS Mortgage Corporation | **181163** |
| (NAME) | (NAME) | |
| 14184 Old Hickory Boulevard | 11111 Wilcrest Green Suite 250 | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN. 37013** | **Houston, Texas 77042** | |
| (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, **Charles Rex McNeill and wife Sandra Kay McNeil**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN RIBOLOFF MARRIED** 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 described as follows:

BEGINNING at an iron pin on the northerly margin of Old Hickory Boulevard said iron pin being 2101.03 as measured southeastwardly, along the northerly margin of said road from the southwest corner of the E.M. Baker property of record in Deed Book 596 Page 576, Register's Office for said County: thence leaving the northerly margin of the aforesaid Old Hickory Boulevard N 2 degree 13' 10' East 964.66 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens property of record in Deed Book 1555, Page 8, Register's Office for said Davidson County, Tennessee. And also being in a fence line; thence with Steven's line and said fence following 3 calls: S 84 degrees 29' 38" E 121.10 feet to an iron pin; thence N 1 degree 44' 27" W 114.51 feet to an iron pin; thence S 84 degree 10' 53" E 122.30 feet to an iron pin, said iron pin being the northeast corner of this tract; thence leaving Stevens' line and fence South 3 degree 07' 50" West 202.25 feet to a point; Thence S 12 degree 09' 54" W 302.76 feet to a point; thence 3 degree 37' 23" W 584.67 feet, thence with the margin of Old Hickory Boulevard N 81 degree 48' 50" W 199.78 feet to the point of beginning Containing 5.33 Acres, more or less.

Being the same property conveyed to **Charles Rex McNeill and wife Sandra Kay McNeill** by deed of record in **Book 7173, Page 603**, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

7089 08/17 0101 03CHECK 821.30

unimproved ☐

This is improved ☒ property, known as

14184 Old Hickory Boulevard — 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 AUG 17 AM 10:18
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
ALL [illegible] REGISTER

IDENTIF. + REFERENCE

06252514

Witness **my/our hand(s)** this **11th day of August, 1999**.

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Charles Rex McNeill

Sandra Kay McNeill

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 **Charles Rex McNeill and wife Sandra Kay McNeil**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **August**, **1999**.

Notary Public

Commission expires: **2/18/01**

RUTHERFORD COUNTY

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 |

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0625254
IDENTIF. ↑ REFERENCE

99 AUG 17 AM 10:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | | | |
|---|---|---|---|
| | | CAMT | |
| | | | 219000.00 |
| | | CON TX | 810.30 |
| | | PRFEE | 1.00 |
| | | WDEED | 8.00 |
| | | CFEE | 2.00 |
| | | TOTAL | 821.30 |
| | | CHECK | 821.30 |
| 08/17/99 | 01 | 10:18 0001 | 7089 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1507334