Book 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF SEPTEMBER, 1999**

Notary Public

MY COMMISSION EXPIRES February 18, 2001

(AFFIX SEAL)

BOOK 11662 PAGE 775

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
Ismael S. Kabigting	**Countrywide Home Loans, Inc.**	**176-5A77**
(NAME) **5620 Shadyview Drive**	(NAME) **4500 Park Granda**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **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, **W. L. Bainbridge Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISMAEL S. KABIGTING A SINGLE MAN**, 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. 294 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 884, 885, 886,887, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 11192, Page 437, 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 **5620 Shadyview 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.

06359974
REFERENCE
99 SEP 15 AM 10:50
09/15 0101 03CHECK 425.40

Witness our hands this 13th day of September, 1999.

W.L. Bainbridge, Inc.

By: W L Bainbridge

W.L. Bainbridge, President

Attest:

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.L. Bainbridge, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the W.L. Bainbridge, Inc, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at Antioch, Tennessee, this 13 day of September, 1999.

Commission expires: 2-18-01

Kimberly B Parker
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11662 PAGE 750

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

0635974

REFERENCE

99 SEP 15 AM 10:50

CHMT			
	112000.00		
CON TX	414.40		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	425.40		
CHECK	425.40		
09/15/99	01	10:53 0001	8568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516541