WARRANTY DEED

BOOK 11697 PAGE 356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3354 Perimeter Hill Dr Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrence L. Riche	SunTrust Bank, Nashville, N.A	CG 1-08-5A-8-1
(NAME)	(NAME)	
5704 Briarwick Court	201Fourth Avenue North	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(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, Natasha A. Durgadin and Edward K. Durgadin and wife, Rascheida Durgadin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrence L. Riche, 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:

Land in Davidson County, Tennessee, and being Lot No. 85, on the Plan of Farmingham Woods, Phase II, Section 2, as of record at Book 7900, Page 424, Register's Office for said County, a P.U.D. with its boundary plat at Book 7900, page 173, said Register's Office, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Natasha A. Durgadin and Edward K. Durgadin and Rascheida Durgadin, by deed of record in Book 9233, Page 319, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Edward K. Durgadin and Rascheida Durgadin by Natasha A. Durgadin as their Attorney In Fact pursuant to recorded Power of Attorney of record in Book 11697 Page 355, in the 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 5704 Briarwick Court, Hermitage, TN 37076
(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.

0645050

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my our hand(s) this 27th day of September, 1999.

Rascheida Durgadin by Natasha A. Durgadin Atty-in-Fact
Rascheida Durgadin

Natasha A. Durgadin
Natasha A. Durgadin

Edward K. Durgadin by Natasha A. Durgadin Atty-in-Fact
Edward K. Durgadin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of September, 1999 before me personally appeared Natasha A. Durgadin, the person who executed the foregoing instrument on behalf of Edward K. Durgadin and Rascheida Durgadin, and acknowledge that she executed the same as the free act and deed of the said Edward K. Durgadin and Rascheida Durgadin, through Power of Attorney granted her by the said Edward K. Durgadin and Rascheida Durgadin.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 1999.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

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 Natasha A. Durgadin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.
Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 1999.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

379.72

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11697 PAGE 358

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

96 OCT 11 AM 10:21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526073