WARRANTY DEED

BOOK 11697 PAGE 466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES May 28, 2003.

(AFFIX SEAL)

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

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
John J. Derdzinski	Countrywide Home Loans, Inc.	150-3-373
(NAME)	(NAME)	
3441 Shakertown Road	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Van Nuys, CA 91410-0212	
(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, Todd M. Almond and wife, Jill L. Almond, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Derdzinski, 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, being Lot No. 427 on the Plan of Section Nine, "The Country" of record in Plat Book 6900, Page 285 & 286, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd M. Almond and wife, Jill L. Almond, by deed of record in Book 10912, Page 338, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jill L. Almond by Todd M. Almond as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book 11611, Page 464, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3441 Shakertown Road, 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.

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

99 OCT 11 AM 10:34

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NCE

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

Todd M Almond
Todd M. Almond

Jill L Almond by Todd M ALMOND Atty In Fact
Jill L. Almond

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 Todd M. Almond and Jill L. Almond, 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 purpose therein contained.

On this the 27th day of September, 1999 before me personally appeared Todd M. Almond, the person who executed the foregoing instrument on behalf of Jill L. Almond, and acknowledge that he executed the same as the free act and deed of the said Jill L. Almond, through Power of Attorney granted him by the said Jill L. Almond.

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

Commission expires: May 28, 2003

TAMMY L. JONES
Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 ....

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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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526096