File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001~~ May 28, 2003
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Martina M. Kardol	**Countrywide Home Loans, Inc.**	**150-7-492**
(NAME)	(NAME)	
3421 Towne Village Road	**4500 Park Granda**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Bruce A. Ridgeway and wife Karla Ridgeway**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martina M. Kardol 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. 530 on the Plan of Towne Village of the Country, Section 5 of record in Book 6250 Page 783 and 784 Register's Office for Davidson County Tennessee.

Said Lot No. 530 fronts 65.59 feet on the southerly margin of Towne Village Road and Extends back 133.05 feet on the northwesterly line and 133.25 feet on the southeasterly line to a broken line in the rear, measuring 65.74 feet thereon.

Being the same property conveyed to Bruce A. Ridgeway and wife Karla Ridgeway by deed of record in Book 8187, Page 101, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **3421 Towne Village 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.

Instr:200008010075907 Page: 1 OF 2
REC'D FOR REC 08/01/2000 12:51:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $322.64

Witness **my/our hand(s)** this.

Bruce A. Ridgeway

Karla Ridgeway

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 Bruce A. Ridgeway and Karla Ridgewaybargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of July, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE HERFORD COUNTY TE