WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/00 10:03 2pgs
Fees:12.00 Taxes:214.60

20000919-0092922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Regina McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2000.

Elizabeth Pratt
Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina K. McGee	AmSouth Bank	164-9-155
(NAME)	(NAME)	
4230 Woods Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Birmingham, AL 35244	
(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, Jimmy Riggins and Roy Riggins and Carolyn Cox and Teresa Frye, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina K. McGee 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. 49 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the easterly side of Wood Avenue and extends back 240 feet on the south side and 225 feet on the north side to an alley, on which it measures 52.5 feet.

Being the same property conveyed to Ethel G. Toler, by deed of record in Book 4420, Page 576, Register's Office for Davidson County, Tennessee. The said Ethel G. Tolar having since died and leaving her sole heirs to be Jimmy Riggins, Roy Riggins, Carolyn Cox, and Teresa Frye referenced in Affidavit of Heirship being recorded simultaneously herewith.

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

This instrument is executed on behalf of Roy Riggins, Carolyn Cox, and Teresa Frye by Jimmy Riggins as their Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 4230 Woods Street, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 18th day of August. 2000.

Carolyn Cox by Jimmy Riggins
Carolyn Cox

Jimmy Riggins
Jimmy Riggins

Teresa Frye by Jimmy Riggins
Teresa Frye

Roy Riggins by Jimmy Riggins
Roy Riggins

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 Jimmy Riggins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 18 day of August, 2000, before me personally appeared Jimmy Riggins, the person who executed the foregoing instrument on behalf of Roy Riggins, Carolyn Cox, and Teresa Frye and who acknowledged that he executed the same as the free act and deed of the said Roy Riggins, Carolyn Cox, and Teresa Frye, through Power of Attorney granted him by the said Roy Riggins, Carolyn Cox , and Teresa Frye

Witness my hand and official seal at Nashville, Tennessee this 18th day of August. 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

