6041

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,950.00**

Patricia R. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF DECEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: ~~January 27, 2001~~ 2-18-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia R. Wilson	**Bank of America, N.A.**	**Map 173-1, Parcel 216**
(NAME)	(NAME)	
706 Ridgeway Court	**P.O. Box 6012**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Cypress, CA 90630-0012**	
(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, **LINDA J. GOODWIN, UNMARRIED AND TIMOTHY S. COLE AND WIFE, JENNIFER K. COLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA R. WILSON, 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. 16A on the Plan of Dreamland Estates, Section 3, as of record in Book 5200, Page 649 and resubdivided for Zone Lot Division of Record in Book 6250, Page 282, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linda J. Goodwin, unmarried and Timothy S. Cole and wife, Jennifer K. Cole by deed of record in Instrument No. 200006120058235 and in Instrument No. 200006120058236, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 01/03/01 09:47 2pgs
Fees:11.00 Taxes:281.02
20010103-0000839

unimproved ☐

This is improved ☒ property, known as **706 Ridgeway Court, Nashville, TN 37214**
(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 **22nd day of December, 2000**.

Jennifer K. Cole

Linda J. Goodwin

Timothy S. Cole

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 Linda J. Goodwin, Timothy S. Cole and Jennifer K. Cole the bargainor(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 Anitoch, Tennessee, this 22nd day of December, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE