WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

Davidson County DEEDWARR
Recvd: 12/28/01 13:52 2pgs
Fees:13.00 Taxes:1479.63

20011228-0143745

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell A. Huffman Jr.	COUNTRYWIDE HOME LOANS, INC.	117-7-51
(NAME)	(NAME)	
2000 Stokes Lane	4500 PARK GRANADA	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, Paul L. Riggan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell A. Huffman, Jr.*, 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:

*AND WIFE, KARLA S. BARTHOLOMEW

LAND in Davidson County, Tennessee, being part of Lot No. 14 on the Map of A. B. Montgomery Lands, of record in Plan Book 1, Page 22, of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the northerly margin of Stokes Lane 1555 feet west of the westerly margin of Brightwood Avenue as shown on the Plan of Belmont Terrace Annex No. 1, of record in Book 420, Page 182, Register's Office for said County, at the southwest corner of a lot owned by Nina W. Rizer; thence along the northerly margin of Stokes Lane westerly 115 feet to the southeast corner of the property conveyed to Miriam K. Weinstein by deed from W. L. Whitaker and wife, of record in Book 1160, Page 168, said Register's Office; thence along Weinstein's easterly line northerly 211 feet to a point, Weinstein's northeast corner; thence easterly 115 feet to Nina W. Rizer's northwest corner; thence along Rizer's westerly line southerly 206 feet to the point of beginning.

BEING the same property conveyed to Paul L. Riggan, unmarried by deed from Philip Kinnard and wife, Cliffie Stephens Kinnard of record in Instrument Number 20000920-0093450, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2000 Stokes Lane, Nashville, TN 37215

(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 hand this 21st day of December, 2001.

Paul L. Riggan

Paul Riggan

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 Paul L. Riggan, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2001.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public