WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

STATE OF TENNESSEE
COUNTY OF WLISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/02/02 14:29 2pgs
Fees:13.00 Taxes:403.30
20020702-0079528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allyson M. Odom	COUNTRYWIDE HOME LOANS, INC. /Allyson M. Odom	Map 086
(NAME) 3309 Dockside Drive	(NAME) 4500 PARK GRANADA	Group 09-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) CALABASAS, CA 91302-1613	Parcel 16
(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, Scott C. Riggan and Wife, Julia S. Riggan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allyson M. Odom, an unmarried woman , 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:

Being Lot No. 12 on the Plan of LAKESIDE WOODS ESTATES, Section THREE, as of record in Plat Book 7900, Page 218, 219 AND 220, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott C. Riggan and Wife, Julia S. Riggan by deed from Troy W. Lancaster and wife Annette P. Lancaster of record in Deed Book 10076, page 480, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6564, page 740, and Book 7347, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 3309 Dockside Drive, Hermitage, TN 37076
(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 28th day of June, 2002.

Scott C. Riggan

Julia S. Riggan

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Scott C. Riggan and Wife, Julia S. Riggan the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/28/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC WILSON COUNTY

File Number2206092
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122