Box 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF AUGUST, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires

MY COMMISSION EXPIRES: January 25, 2006.
(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
Evan Rico	**Countrywide Home Loans, Inc.**	**149-09-0 175.00**
(NAME)	(NAME)	
604 Andrea Court	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Plano, TX 75024**	
(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, **David H. Binkley and wife Alma Jean Binkley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan Rico, unmarried and Fidel Rico, married**, 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 72 on the Plan of Barclay Square, Section II of record in Book 4675, page 154 Register's Office of Davidson County Tennessee described as follows:

Beginning at a point in the northeast corner of said lot being the front of the common line of lot 72 and 71: thence in a southwest direction along the northern margin of Andrea Court (44.45'+36.14') to a point being the front point of the common line between lot 72 and 73; thence northwest along said common line 127.79' to a point on the rear line; thence north 25.64 to a point; thence east 91.88' to a concrete monument being the common point of lots 70,71, & 72 thence southeast 95.39' to the point of beginning.

Being the same property conveyed to David H. Binkley and wife, Alma Jean Binkley by deed of record in Book 5214, Page 62, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **604 Andrea Court, 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.

Davidson County DEEDWARR
Recvd: 09/05/02 08:27 2pgs
Fees:13.00 Taxes:325.60
20020905-0107334

Witness **my/our hand(s)** this **30th day of August, 2002**.

David H. Binkley

Alma Jean Binkley

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 David H. Binkley and Alma Jean Binkley 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 Nashville, Tennessee, this 30th day of August, 2002.

Commission expires: 1-25-2006

Notary Public

