WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/04 15:02 2pgs
Fees:13.00 Taxes:869.50

20040701-0078637

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(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
Paul L. Riggan	Paul L. Riggan	118-9-62
(NAME)	(NAME)	
1023 Woodmont Blvd.	P. O. Box 158641	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(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, **Edward O. Stec**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul L. Riggan**, 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly 10 feet of Lot No. 29, all of Lot No. 30 and the westerly 10 feet of Lot No. 31 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described together according to a survey made by W. B. Southgate, Surveyor, December 1936, and March, 1938, as follows:

BEGINNING on the southerly margin of Woodmont Avenue, at a point 190 feet easterly from the southeast corner of said Woodmont Avenue and the Granny White Road; thence southwardly 200 feet 6 inches, more or less, to the northerly line of Lot No. 54; thence with the northerly line of Lots Nos. 54, 53, and 52, easterly 111 feet 5 inches to a point; thence northwardly 200 feet to the southerly margin of Woodmont Avenue; thence with said Avenue, westwardly 120 feet to the beginning.

BEING the same property conveyed to Edward O. Stec by deed from Judith Lovin Stiles of record in Instrument Number 20040121-0008278, 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 1023 Woodmont Blvd., Nashville, TN 37204

(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 28th day of June, 2004.

Edward O. Stec

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 Edward O. Stec , 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 28th day of June, 2004.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public