File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/01 13:07 2pgs
Fees:11.00 Taxes:345.97

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#1467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,506.00

Jennifer L. Rigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2001.

Elizabeth Pruett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Rigsby	Tucker Federal Bank d/b/a Prime Lending	108-16-224
(NAME)	(NAME)	
909 Hammack Drive	2743 Perimeter Parkway, Bldg. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Augusta, GA 30909	
(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, Chris Beggin and wife, Wendy Beggin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Rigsbyand husband, Christopher S. Rigsby, 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. 172A, Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, said Register's Office, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Chris Beggin and wife, Wendy Beggin by deed of record in Book 7497, page 858, said Register's Office.

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

This instrument is executed on behalf of Chris Beggin and Wendy Beggin by Thomas Williams as their Attorney In Fact pursuant to recorded Power of Attorney recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 909 Hammack Drive, 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 9th day of March, 2001.

Chris Beggin Atty-In-Fact

Wendy Beggin Atty-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of March, 2001, before me personally appeared Thomas Williams, the person who executed the foregoing instrument on behalf of Chris Beggin and Wendy Beggin and who acknowledged that he executed the same as the free act and deed of the said Chris Beggin and Wendy Beggin, through Power of Attorney granted Thomas Williams by the said Chris Beggin and Wendy Beggin.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2001.

Commission expires: May 26, 2002

Notary Public