Davidson County DEEDWARR
Recvd: 01/28/02 11:37 2pgs
Fees:13.00 Taxes:194.25

20020128-0011484

# WARRANTY DEED

ET-01-2265

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-9-03
(AFFIX SEAL)

BEVERLY A. RUDY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jeffrey L. Riggan | Bank of the South | |
| 301 Jacksonian Drive | (NAME) 66 East Hill Street | 075-13-0-161.00 |
| (ADDRESS) Hermitage, Tennessee 37076 | (ADDRESS) Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FLOYE JEAN RIGGAN, SINGLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY L. RIGGAN, SINGLE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 19 on the Plan of Hermitage Hills Subdivision, Section I, as of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Floye Jean Riggan from Howard Clint Riggan by Quitclaim Deed dated April 13, 2000 and recorded April 14, 2000 in Instrument 20000414-0037783 Register's Office for Davidson County, Tennessee.

Subject to restrictions and easements of record in Plat Book 2900, Page 48-49, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 301 Jacksonian Drive, Hermitage, Tennessee 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 14th day of January, 2002.

Floye Jean Riggan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Floye Jean Riggan , 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 Hermitage, Tennessee, this 14th day of January, 2002.

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 14th day of January, 2002.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138