WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 10:23 2pgs
Fees:13.00 Taxes:303.77

20020305-0027300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,100.00 .

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY I. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES: JANUARY 25, 2003

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Shavers	GB & T Mortgage	
(NAME)	(NAME)	
4764 Terragon Trail	1321 Murfreesboro Road, Suite 701	149-5-158
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(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, Michael D. Rigsby, a/k/a Michael Dewayne Rigsby, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Shavers, a single person, 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. 16, Section 5, 2nd Revision, Terragon Trails, of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael D. Rigsby by Deed from Linda S. Tawzer Powers and husband, Henry L. Powers of record in Book 9397, Page 45, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Michael Dewayne Rigsby by QuitClaim Deed from Carla Denise Rigsby of record in Instrument No. 20010814-0087665, Register's Office for the aforesaid county, in accordance with the terms of a Marital Dissolution Agreement in that case styled Rigsby V. Rigsby, Docket No. 01D-860, Fourth Circuit Court of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4764 Terragon Trail, 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.

Witness my/our hand(s) this 28th day of February, 2002.

Michael D. Rigsby, a/k/a Michael Dewayne Rigsby

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 Michael D. Rigsby, a/k/a Michael Dewayne Rigsby, 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 February, 2002.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine

Deborah K. Devine Notary Public