WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Marilyn June Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/26/02 09:57 2pgs
Fees:13.00 Taxes:120.25
20020926-0117264

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June Wiggins	SAME	176-2
(NAME)	(NAME)	
6009 Frontier Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Ginger H. Eatherly, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn June Wiggins and husband, Thomas J. Wiggins 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 located in the Second (2nd) Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Frank V. Neeley, Registered Land Surveyor, dated April, 1989, as follows:

TRACT NO. 1: BEGINNING at an iron pin located in the southeast corner of said property same being at the intersection of Maxwell Road and the Lavergne-Couchville Pike; running thence with the North right-of-way of Maxwell Road South 87 degrees 12 minutes 02 seconds West 102.75 feet to an iron pin; thence along a curve to the right with a radius of 1,950.00 feet, a distance of 108.90 feet to an iron pin, same being the common southwest corner of the subject property and the southeast corner of the Haley property ;thence leaving the margin of Maxwell Road, North 01 degree 06 minutes 33 seconds East 134.95 feet, with Haley's East line to an iron pin; thence North 09 degrees 38 minutes 23 seconds West 209.68 feet with Haley's East line to an iron pin, same being the common northwest corner of the subject property and the northeast corner of the Haley Property; thence South 88 degrees 02 minutes 41 seconds East 235.78 feet to an iron pin at the West right-of-way of the Lavergne-Couchville Pike; thence with said right-of-way along a curve to the left, with a radius of 5,596.29 feet, a distance of 178.53 feet to an iron pin; thence continuing South 01 degree 58 minutes 00 seconds East 147.86 feet to the point of BEGINNING, containing 1.6513 Acres, more or less.

BEING part of the same property conveyed to Dwight A. Eatherly and wife, Ginger H. Eatherly, by Warranty Deed from William S. Bittinger, of record in Book 7823, Page 273, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Ginger H. Eatherly, unmarried by Quitclaim Deed from Dwight A. Eatherly, unmarried, of record in Book 9823, Page 304, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as N W Corner Lavergne Couchville Road & Maxwell Road, 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 hand this 25th day of September, 2002.

Ginger H. Eatherly
Ginger H. Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ginger H. Eatherly, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

