WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WISLON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Karen Rigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/14/03 11:06 2pgs
Fees:13.00 Taxes:399.23
20030514-0065321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Kaye Rigsby	1st Trust Bank for Savings	Map 62-02, A, 63.00
(NAME) 2625 Paddle Wheel Drive	(NAME) 6625 Quail Hollow	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis TN 38120	
(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, Pedro Tomas, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Kaye Rigsby, unmarried , 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. 56-B, River Trace Estates, Phase 1, Section 1, as shown by plat of record in Plat Book 6250, page 995-997, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pedro Tomas, unmarried by deed from Susan Lorraine Long, Unmarried of record in Deed Book 9958, page 46, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370 and Book 6982, Page 747, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2625 Paddle Wheel 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 24th day of April, 2003.

Pedro Tomas by Andrea Presciado atty in fact

Pedro Tomas

STATE OF Tennessee
COUNTY OF Wilson

On this the 24 day of April, 2003, before me personally appeared Andrea Presciado, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Pedro Tomas, and who acknowledged that he executed the same as the free act and deed of the said Pedro Tomas by virtue of that Power of Attorney, duly executed by the said Pedro Tomas and appearing of record in Book * , page _____, of Register's Office of Davidson County, Tennessee. *20030514-0065320

Witness my hand and official seal at MT Juliet Tennessee, this 24th day of April, 2003.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMBULL NOTARY PUBLIC

File Number2304340
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122