Davidson County DEEDWARR
Recvd: 05/03/04 16:00 2pgs
Fees:13.00 Taxes:499.50

20040503-0050251

WARRANTY DEED

FILE BOX 19B
04-03-029-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Joseph J Perroni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOSEPH J. PERRONI AND KATHARYNE S. PERRONI	WELLS FARGO HOME MORTGAGE, INC.	85-11
(NAME) 212 Myrick Drive	(NAME) P.O. Box 10304	47.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Des Moines, IA 50306-0304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GREGG P. WIGGINTON AND WIFE MARY KAY WIGGINTON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH J. PERRONI AND KATHARYNE S. PERRONI HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 96, on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, amended in Book 3105, Page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to GREGG P. WIGGINTON AND WIFE, MARY KAY WIGGINTON, by Deed from E.W. WILKERSON AND HARRY D. BASS, of record in Instrument No. 20000118-0005539, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 212 Myrick Drive, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of April, 2004.

GREGG P. WIGGINTON

MARY KAY WIGGINTON

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 **GREGG P. WIGGINTON AND WIFE MARY KAY WIGGINTON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.