WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/04/04 08:03 2pgs
Fees:13.00 Taxes:629.56

20040504-0050272

My Commission Expires November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L. Riggan	Paul L. Riggan	103-3-186
(NAME)	(NAME)	
4809 Wyoming Avenue	P. O. Box 158641	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, **Margaret Meiers Wolf and Madeline Meiers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul L. Riggan, 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:

A Lot or Parcel of land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Wyoming Avenue, formerly 6th Street, 50- feet east of the northeast corner of the property conveyed to Marvin A. Bernard and wife, by deed from Elizabeth Thompson, of record in Book 1077, Page 140, Register's Office for said County; thence with the southerly margin of Wyoming Avenue, eastwardly 50 feet; thence southwardly 252.4 feet; thence westwardly 50 feet; thence northwardly 252.4 feet to the beginning.

BEING the same property conveyed to Edward J. Meiers and Henry N. Meiers, Jr. by deed from William J. Faimon, Trustee of record in Book 4399, Page 863, Register's Office for Davidson County, Tennessee, both men having since died testate, Edward on January 4, 1984 and Henry on June 21, 1990. By Will probated February 7, 1984 under Case Number 74352 in the Probate Court Clerk's Office for Davidson County, Tennessee, Edward J. Meiers devised all of his real property, which included a 50% undivided interest in the property hereinabove described to his widow Margaret Fahey Meiers, who is one and the same person as Margaret Meiers Wolf, named as one of the Grantors in this deed. By Will probated on March 30, 1990 under Case Number 90-P-00312 in the Probate Court Clerk's Office for Warren County, Kentucky, Henry N. Meiers devised all of his real property, which included a 50% undivided interest in the property hereinabove described to his widow Madeline R. Meiers, who is named as one of the Grantors in this deed.

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

unimproved ☐

This is improved ☒ property, known as 4809 Wyoming Avenue, Nashville, TN 37209

(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 our hands this 27th day of April, 2004.

Margaret Meiers Wolf

Madeline Meiers

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 Margaret Meiers Wolf and Madeline Meiers, the bargainors, 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 Nashville, Tennessee this 27th day of April, 2004.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public