PICK-UP

File No.

QUITCLAIM DEED

Prepared from information furnished by the Grantees/Grantors herein, No exmanination of the Public records in the Register's Office for the aforesaid County has been made to determine the ownership or status of title.

Davidson County DEEDQC
Recvd: 11/03/06 12:20 2 pgs
Fees:12.00 Taxes:0.00

20061103-0136923

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Ruthanne Terrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Oct. 2006.

Notary Public

MY COMMISSION EXPIRES: March 24, 2007

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Sean Wiginton	Same as new owner	75.11-80
(NAME)	(NAME)	
500 DUTCHman DR		
(ADDRESS)	(ADDRESS)	
HERMITAGE TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DAVID G. BAGGETT AND WIFE LORETTA A. BAGGETT CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO BARRY SEAN WIGINTON AND WIFE, TONYA RENAE WIGINTON, 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 in Davidson County, Tennessee, Being Lot no. 391 on the plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David G. Baggett and wife, Loretta A. Baggett by Deed from Michael D. Shrieve and wife, Joyce S. Shrieve, dated 1/31/2002, of record in Instrument No. 20020212-0018412, Register's Office for Davidson County, Tennessee.

Property is subject to all matters affecting said premises as contained in Plat Book 4765, Page 140, Register's Office for said County, including but not limited to a 30' minimum building setback line along the front of property; a 15' minimum building setback line along the southwest side of the property; and a 10' utilities and drainage easement along the northeast side of the property.

Property is subject to restrictive covenants of record in Book 4849, Page 767, amended in Book 5545, Page 321, Book 6017, Page 179, Book 5020, Page 58, and Book 5028, page 357, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 500 Dutchman's Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

itness our hands this 5 day October, 2006

David G. Baggett

Loretta A. Baggett

Witness my hand at office this 5 day October, 2006.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared David G. Baggett and Wife, Loretta A. Baggett, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) and who acknowledged that they have executed the foregoing Instrument for the purposes therein contained.

Commission expires: March 31 2007

Notary Public

File Number: 251100681

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122