WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 169,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21st** DAY OF **December, 2006** Notary Public MY COMMISSION EXPIRES: 7-2-08 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Islam Kestay and Kheme Ahmed	Elite Home loans ~~SAME~~	**136-07-0-070.00**
(NAME) **3821 Lake Aire Drive**	(NAME) 109 W. Park Drive	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS) Ste. 240 Brentwood, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) 37027 (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, **Betty S. Wiggs, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Islam Kestay and Kheme Ahmed, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 105, PLAN OF PRIEST LAKE PARK, SECTION 2, as shown on plat of record in Plat Book 4175, Pages 56, 57 & 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Wiggs and wife, Betty Jo Wiggs by Warranty Deed from Randall Phillips, Trustee, recorded on the 18th day of June, 1969 in Deed Book 4343, Page 95, in the Register's Office of Davidson County, Tennessee. James L. Wiggs having since died vesting property to his wife, Betty Jo Wiggs.

Bettie Jo Wiggs, Betty Jo Wiggs, Betty S. Wiggs and Betty Snell Wiggs are one and the same person.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3821 Lake Aire Drive, Nashville, TN 37217**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **December, 2006.**

Betty S. Wiggs

Betty S. Wiggs

BY: Kathy L.Russell, Atty-In-Fact

Davidson County DEEDWARR
Recvd: 12/27/06 11:27 2 pgs
Fees:13.00 Taxes:628.63

20061227-0159149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Kathy L. Russell, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Betty Snell Wiggs, and who acknowledged that she executed the same as the free act and deed of the said Betty Snell Wiggs, by virtue of a Power of Attorney, duly executed, and appearing of record in Book 8536, page 472, said Register's Office.

Witness my hand and official seal this 21st day of December, 2006.

NOTARY

My Commission Expires: _____

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007