File No. 260601905

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 11:40 2 pgs
Fees:13.00 Taxes:647.50
20070206-0015429

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES 4/18/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley E. Rigsby	SunTrust Mortgage, Inc.	MAP 29 PARCEL 169
(NAME)	(NAME)	
5755 Clarksville Highway	201 4th Avenue N	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph S. Colorigh, and Wife, Billie Jean Colorigh, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley E. Rigsby and wife, Kathy L. Rigsby, 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:

BEGINNING at a point in the southerly margin of State Highway No. 112, the common corner of Tracts Nos. 8 and 9; thence with the dividing line between Tract Nos. 8 and 9, south 30" 10' west 821.5 feet to a point, the common corner of Tract Nos. 9 and 10; thence with the dividing line between Tracts 9 and 10 North 30" 10' East 1,400 feet to a point, the southeast corner of the Davidson County School lot; thence with the westerly line of said school lot north 30° 10' East 167.8 feet to a point in the southerly margin of State Highway No. 112, thence with the southerly margin of State Highway No. 112, North 63° West 260 feet to a point of beginning, containing 10.65 acres.

INCLUDED IN BUT EXPRESSLY ESCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

BEGINNING at an iron pin in the southerly margin of Clarksville Pike said pin being the most northwest corner to herein described tract; thence with said margin S 61° 57' 36" E, 100.00' to a set iron pin; thence now leaving said margin S 32° 10' 10" W, 400.00' to a set iron pin; thence N 61° 47' 36" W, 100.50' to a set iron pin; thence N 32° 10' 10" E, 400.00' to the point of beginning containing 0.920 acres (40,095 sq. ft.)more or less according to a survey by Tommy E. Walker, TN. Lic. No. 1465.

BEING part of the same property conveyed to Joseph S. Colorigh and wife Billie Jean Colorigh by Quitclaim Deed from Joseph S. Colorigh as executed on 01/04/2003 and filed for record on 01/17/2003 in Instrument No. 20030117-000750, Register's Office of Davidson County, Tennessee.

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 5755 Clarksville Highway, Joelton, TN 37080
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of July, 2006.

Joseph S. Colorigh By Billie Jean Colorigh
Joseph S. Colorigh
By: Billie Jean Colorigh, Attorney in Fact

Billie Jean Colorigh
Billie Jean Colorigh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Billie Jean Colorigh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of July, 2006.

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

Commission expires: 4/18/08

Rebecca Campbell
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 12th day of July, 2006, before me personally appeared Billie Jean Colorigh, 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 Joseph S. Colorigh, and who acknowledged that she executed the same as the free act and deed of the said Joseph S. Colorigh by virtue of that Power of Attorney, duly executed by the said Joseph S. Colorigh and appearing of record in 20070206 00 15427, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of July, 2006.

My Commission Expires: 4/18/08

Rebecca Campbell
Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

File Number: 260601905
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075