WARRANTY DEED

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 02/27/07 11:10 2 pgs
Fees:13.00 Taxes:843.60
20070227-0024111

FILE BOX 19B
07-02-017-K

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of February, 2007

Notary Public

My Commission Expires: ~~01/03/11~~ 11·22·08 (AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CORY R. RIGGS	CITI MORTGAGE, INC.	104-2-H
(NAME)	(NAME)	
128 Acklen Park Drive	1000 Technology Dr. MS 905	4.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	St. Charles, MO 63304	
(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, **JASON CORDOVA, A SINGLE MAN** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CORY R. RIGGS, A SINGLE MAN** 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 Unit No. 4 on the Plan of West Park Place of record in Plat Book 6900, Page 202, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of West Park Place, a horizontal property regime established by the Master Deed of record in Book 7120, Page 792, as amended in Book 7276, Page 824, said Register's Office.

BEING the same property conveyed to JASON CORDOVA by Deed from SUSAN FLIPPIN JOINED BY HER HUSBAND, T. HOUSTON FIPPEN of record in Instrument No. 20051026-0129275, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Park Place Condos, of record aforementioned, 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.

THIS instrument is being executed in behalf of **JASON CORDOVA** pursuant to a Power of Attorney executed by same on the 19th day of February, 2007, and being filed for record in Instrument No. 20070227-0024110, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 128 Acklen Park Drive, Nashville, TN, 37203.

(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 22nd day of February, 2007

JASON CORDOVA

Jason Cordova by Carol Wilker atty in fact

BY: CAROL WILKER
AS ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of February, 2007, before me personally appeared CAROL WILKER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JASON CORDOVA, A SINGLE MAN and acknowledged that she executed the same as the free act and deed of the said JASON CORDOVA.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February, 2007.

My Commission Expires: 01/03/11

Dee Files Kennedy
Notary Public

