File #2008183

Davidson County DEEDWARR
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Fees:13.00 Taxes:721.50

20080731-0078345

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Mason	New Owner	MAP 133-13
(NAME)	(NAME)	
557 Elysian Fields Road		PARCEL 46
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		6DU 19655
(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, **Jonathan Riggs and wife Lara Riggs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Julie Mason and husband, Scott Mason,** 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. 140 on the Plan of Abbey Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Riggs and wife, Lara Riggs by deed from Kelly A. Felker and Arthur D. Lutgens, both unmarried of record as Book 10493, Page 599, in the Register's Office for Davidson County, Tennessee, dated June 6, 1997.

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable and subsequent years; Restrictions of record in Book 2345, page 514 and Book 2393, page 627 and subject to all matters on the plan of Abbey Hall, Section I, of record in Book 2331, page 18, all in the Register's Office for Williamson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **557 Elysian Fields Road, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 28th day of July, 2008.

Jonathan Riggs

Lara Riggs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jonathan Riggs and Lara Riggs, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 28th day of July, 2008.

Notary Public

My Commission expires;

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067