File No. 280800259

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 09:08 2 pg
Fees:13.00 Taxes:321.90

20080902-0089264

D. ANNETTE MAPLES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 102
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Wiggs	PHH Mortgage Services	Map/Parcel: 33-11-50.00
(NAME)	(NAME)	
~~901 Ham~~blen ~~Drive~~ 124 Camp Creek Circle	P.O. Box 5954	
(ADDRESS)	(ADDRESS)	
~~Madison, Tennessee 37115~~ Hendersonville, TN 37075	Springfield, OH 45501-5954	
(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, I, **Callie E. Starks, a widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert M. Wiggs and wife, Pamela D. Wiggs**, 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:

BEING Lot No. 214 on the Plan of Section Three, Primrose Acres of record in Plat Book 2900, Page 71, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ward Starks and wife, D. Merleane Starks by deed dated July 2, 1973 from James M. Seehorn and wife, Juanita Seehorn of record in Book 4724, Page 912, Register's Office of Davidson County, Tennessee. The said D. Merleane Starks having passed away on April 5, 2006 with the property passing by operation of law to Ward Starks. The said Ward Starks having passed away on February 28, 2008 with the property passing by operation of law to his current wife, Callie E. Starks.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 2900, Page 71, Register's Office of said County; (3) Restrictive Covenants of record in Book 3029, Page 246, Register's Office of 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 901 Hamblen Drive, Madison, TN 37115
(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 hands this 28th day of August, 2008.

Callie E. Starks

Callie E. Starks

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Callie E. Starks, a widow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August, 2008.

Commission expires:

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010

File Number: 280800259

RETURN TO:

Stewart Title of Tennessee, Inc.
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Hendersonville, TN 37075