File No. 290300454

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090019931 DEEDWARR
Recvd: 03/26/09 10:05 2 pgs
Fees: 13.00 Taxes: 458.43
20090326-0027190

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Riggs	Suntrust Mortgage, Inc.	053-11-0-094.00
(NAME) 110 Meadow Street	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 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, I, **Jason Wilkerson**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob D. Riggs and wife, Lynsey M. Riggs**, 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 all of Lot No. 35, Boundary Re-Subdivision of Lots 34, 35, 36 and 37 Block A, Life & Casualty Insurance Co. Property, of record in Instrument 20080211-0013761, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Jason Wilkerson by Warranty Deed from Wilson Realty Management, LLC of record in Instrument 20080428-0042961 on April 24, 2008 and filed for record on April 28, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 974, Page 11, Instrument 20080211-0013761, Register's Office for Davidson County, Tennessee; (3) Sewer Easement of record in Book 1274, Page 283, Register's Office for Davidson County, Tennessee; (4) Sewer Easement of record in Book 1212, Page 244, Register's Office for Davidson County, Tennessee; (5) Sewer/Water/Drainage Easement of record in Instrument 20071116-0134344, Register's Office for Davidson County, Tennessee;(6) Sewer/Water/Drainage Easement of record in Instrument 20071116-0134401, Register's Office for 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 110 Meadow Street, Old Hickory, TN 37138
(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 24th day of March, 2009.

Jason Wilkerson

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 Jason Wilkerson, 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 24th day of March, 2009.

Commission expires:
1-11-11

Notary Public

File Number: 290300454

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY