BILL GARRETT, Davidson County
Trans:T20100025619 DEEDQC
Recvd: 04/29/10 12:44 2 pgs
Fees:12.00 Taxes:0.00
20100429-0032648

Quit Claim Deed

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2010.

Notary Public

MY COMMISION EXPIRES 4-23-2012
(Affix Seal)

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY: Megan Green
Nations Lending Services 9801 Legler Road Lenexa, Ks 66219 877-256-4117 File# 10nl10922

10WR016970

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jason E and Tiffany Wiggers	**Jason E and Tiffany Wiggers**	**126160A59200**
(NAME) **7309 Riverfront Drive**	(NAME) **7309 Riverfront Drive**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JASON E. WIGGERS AND TIFFANY A. SHERRILL N.K.A TIFFANY A. SHERRILL WIGGERS** , whose mailing address is **7309 Riverfront Drive Nashville, TN 37221** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **JASON E. WIGGERS AND TIFFANY A. SHERRILL WIGGERS, HUSBAND AND WIFE AS JOINT TENANTS,** whose mailing address is **7309 Riverfront Drive Nashville, TN 37221** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 276 ON THE FINAL PLAT OF RIVERWALK, PHASE 4B, OF RECORD IN INSTRUMENT NO. 20060907-0110507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IN MADE SUBJECT BUT NOT LIMITED TO THE FOLLOWING:

PERMITTED ENCUMBRANCES

1. COUNTY TAXES FOR 2008, HAVE BEEN PRO-RATED AND SHALL BE PAID BY GRANTEE, ALL SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

2. PLAN OF NEWSOM LAND OF RECORD AT PLAT BOOK 1, PAGE 25, AND IN PLAT BOOK 1, PAGE 121, CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE.

3. EASEMENTS AND RIGHTS GRANTED TO TENNESSEE ELECTRIC POWER COMPANY AS SET FORTH IN INSTRUMENTS OF RECORD IN BOOK 751, PAGE 375 AND IN BOOK 787, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

4. EASEMENTS AND RIGHTS-OF-WAY TAKEN BY TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DECLARATION OF TAKING OF RECORD IN BOOK 4205, PAGE 194, REGISTER'S OFFICE FOR SAID COUNTY, AND BOOK 4226, PAGE 715, REGISTER'S OFFICE FOR SAID COUNTY.

5. EASEMENTS AND RIGHTS-OF-WAY GRANTED TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4257, PAGE 647, REGISTER'S OFFICE FOR SAID COUNTY.

6. EASEMENT GRANTED IN AGREEMENTS FOR DEDICATION OF PUBLIC UTILITIES EASEMENT TO HARPETH VALLEY UTILITIES DISTRICT OF RECORD IN BOOK 7526, PAGE 315; 318 AND 324, REGISTER'S OFFICE FOR SAID COUNTY.

7. RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20011105-0121083, INSTRUMENT NO. 20020424-0050565, INSTRUMENT NO. 20040430-0049313, INSTRUMENT NO. 20040506-0051985, INSTRUMENT NO. 20050308-0025001, INSTRUMENT NO. 20060320-0031638, INSTRUMENT NO. 20061103-0136691 AND INSTRUMENT NO. 20061214-0154502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8. DECLARATION OF ROAD AND UTILITIES ACCESS EASEMENT OF RECORD IN INSTRUMENT NO. 20010706-0072536, REGISTER'S OFFICE FOR SAID COUNTY.

9. STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101279 AND INSTRUMENT NO. 20021119-0143687, REGISTER'S OFFICE FOR SAID COUNTY.

10. LANDSCAPE AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101280, REGISTER'S OFFICE FOR SAID COUNTY.

11. CHARTER RIGHT OF WAY FOR CSX TRANSPORTATION RAILROAD.

12. AGREEMENT FOR DEDICATION OF PUBLIC UTILITIES EASEMENT OF RECORD IN INSTRUMENT NO. 20021125-0145984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

13. BY-LAWS OF RECORD IN INSTRUMENT NO. 20011105-0121083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

14. ALL MATTERS ON PLAN OF RECORD IN INSTRUMENT NO. 20060907-0110507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

15. AGREEMENT FOR PUBLIC UTILITIES EASEMENT OF RECORD IN INSTRUMENT NO. 20040812-0097619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 7309 RIVERFRONT DRIVE, NASHVILLE, TN 37221.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \CELEBRATION HOMES, LLC\ RECORDED \07/01/2008\ IN DOCUMENT NUMBER \20080701-0068045\, IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: \7309 RIVERFRONT DRIVE., NASHVILLE, TN 37221

NOTE: Deed being filed to **correct wife's last name** with NO Consideration.

This improved/ unimproved property known as:

7309 RIVERFRONT DRIVE., NASHVILLE, TN 37221
(House Number) (Street) (City or Town) (Postal Zip)

Witness my hand this 15th day of April, 2010.

J. E. W.
JASON E. WIGGERS

Tiffany A. Sherrill NKA Tiffany A. Sherrill Wiggers
TIFFANY A. SHERRILL N.K.A TIFFANY A. SHERRILL WIGGERS

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **JASON E. WIGGERS AND TIFFANY A. SHERRILL N.K.A TIFFANY A. SHERRILL WIGGERS**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Nashville, Tennessee, this the 15th day of April, 2010.

James A. Farley
NOTARY PUBLIC
James A Farley

My Commission Expires: 4-23-2012

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.