BILL GARRETT, Davidson County
Trans:T20100081591 DEEDWARR
Recvd: 12/29/10 09:48 2 pgs
Fees:13.00 Taxes:1535.50
20101229-0103147

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Wigger	**Same As New Owner**	**Map 59**
(NAME) **5331 Granny White Pike**	(NAME)	**Parcels 206, 207, 31**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	**234 & 235**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RELIANT BANK** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. WIGGER AND AMY WIGGER, AS TENANTS IN COMMON,** 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 Lots Nos. 1 and 2, as shown on the Plan of Fentress Estates, of record in Plat Book 5800, page 15, and also Lots 3, 4 and 5 of Resubdivision of Lot 3 Fentress Estates, of record in Plat Book 8250, page 224, Register's Office for Davidson County, Tennessee to which plan references are hereby made for a more complete descriptions, together with all right, title and interest in that certain 30' private road lying adjacent to said lots as shown on said plats.

Being the same property conveyed to Reliant Bank by Substitute Trustee Deed from Joseph J. Jensen, Substitute, filed for record September 18, 2008 in Instrument No. 20080918-0095434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been paid, prorated and assumed by the grantee(s); (b) Lots 1 and 2 appearing on the plan of record in Book 5800, page 15 and Lots 3, 4 and 5, appearing on the plan of record in Book 8250, page 221, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **Lots 1, 2, 3,4 & 5, Fentress Estates, Brentwood, TN 37027**

(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 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 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 hand this 27th day of December, 2010.

Reliant Bank

By: _____

Gene Whittle, EVP, Chief Credit Officer

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Gene Whittle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executive Vice President, Chief Credit Officer** of **Reliant Bank**, (the "Company") the within named bargainor, a Tennessee Banking Corporation, and that as such Executive Vice President, Chief Credit Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Executive Vice President, Chief Credit Officer.

Witness my hand and official seal at Nashville, Tennessee this 27th day of December, 2010.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

_____
Notary Public