This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20110025317 DEEDWARR
Recvd: 04/29/11 11:20 2 pgs
Fees:13.00 Taxes:458.80
20110429-0032883

ADDRESS NEW OWNER:
Erich W. Wigdahl et ux
1203 Sunnymeade Drive
Nashville, Tennessee 37216-2529

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F&M Bank
1639 Medical Center Parkway, Suite 101
Murfreesboro, TN 37129

MAP **61-15**

PARCEL **145**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen Lyle Taylor, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Erich W. Wigdahl and wife, Rana L. Wigdahl**, 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:

Being all of **Lot No. 84 of Block "D", on the Plan of Sunnymeade**, as shown by plat and survey of record in Plat Book 974, page 56 and 57, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen L. Taylor and wife, Linda W. Taylor, by Warranty Deed dated March 6, 1970, from Charles Ronald Wheeler and wife, Susanne V. Wheeler, appearing of record in Book 4402, page 443, Register's Office for Davidson County, Tennessee; and, the said Stephen L. Taylor and Linda W. Taylor having been divorced, by Order of the Fourth Circuit Court for Davidson County, Tennessee, title to the above property was divested out of Linda W. Taylor and vested solely in Stephen Lyle Taylor. A certified copy of said Order appears of record in Instrument #20110419-0030255, said Register's Office.

Stephen L. Taylor is one and the same person as Stephen Lyle Taylor.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1203 Sunnymeade Drive, Nashville, Tennessee 37216.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the

singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Juanita Taylor, the wife of Stephen Lyle Taylor, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS MY HAND, this the **27th** day of **April, 2011**.

Stephen Lyle Taylor

Juanita Taylor

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen Lyle Taylor and wife, Juanita Taylor,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012