Return To: Bell & Alexander Title Services
8110 Isabella Ln. Ste. 200
Brentwood, TN 37027

This instrument was prepared by:
~~RECORD AND RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400118

WARRANTY DEED

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: 8/18/12

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Marie Scarlett **4820 Cimarron Way** **Antioch, TN 37013**	Access National Mortgage 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	148-15-0-027.00

FOR AND IN 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,

Victoria E. Rigsby, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joan Marie Scarlett and husband, Myron L. Scarlett

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 Lot No. 112 on the Plan of Apache Hills, Section III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 70 feet on the southerly side of Cimarron Way and runs back between lines 194.90 feet on the east line and 182.45 feet on the west line to a dead line in the rear on which it measures 71.15 feet.

BEING the same property conveyed to Rodney M. Rigsby and wife, Victoria E. Rigsby by Warranty Deed from Robert W. Parkhurst and wife, Sandra H. Parkhurst, dated 6/9/78 and recorded 6/20/78 in Book 5300, Page 745, Register's Office for Davidson County, Tennessee. The said Rodney M. Rigsby having since died on 11-12-09.

Map and parcel Number: 148-15-0-027.00

Unimproved ( )
This is improved (X) property known as **4820 Cimarron Way, Antioch, TN 37013**
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.

BILL GARRETT, Davidson County
Trans:T20110027833 DEEDWARR
Recvd: 05/10/11 11:01 2 pgs
Fees:13.00 Taxes:425.50
20110510-0035836

Witness our hands this 4th day of May, 2011.

Victoria E. Rigsby

Victoria E. Rigsby

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 4th day of May, 2011.

Commission Expires: 8/18/12

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY