Davidson County DEEDWARR
Recvd: 11/16/11 10:34 4 pgs
Fees:22.00 Taxes:0.00
20111116-0089453

Prepared By:
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467

After Recording Return To:
WESLEY E. RIGSBY
5755 CLARKSVILLE PIKE
JOELTON, TN 37080-8970

SEND TAX BILLS TO:

5755 CLARKSVILLE PIKE JOELTON TN 37080-8970

WARRANTY DEED
(Corrective)

MAP PARCEL NUMBERS
02900016900

THIS INDENTURE, made and entered into this 4th day of November, 2011, by and between Wesley E. Rigsby and wife, Kathy L. Rigsby, party of the first part, and Wesley E. Rigsby and wife, Kathy L. Rigsby party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF STATE HIGHWAY NO. 112, THE COMMON CORNER OF TRACTS NOS. 8 AND 9; THENCE WITH THE DIVIDING LINE BETWEEN TRACT NOS. 8 AND 9, SOUTH 30 DEGREES 10' WEST 821.5 FEET TO A POINT, THE COMMON CORNER OF TRACTS NOS. 8 AND 9; THENCE SOUTH 2 DEGREES 5' WEST 854.7 FEET TO A POINT, THE COMMON CORNER OF TRACTS NOS. 9 AND 10; THENCE WITH THE DIVIDING LINE BETWEEN TRACTS 9 AND 10 NORTH 30 DEGREES 10' EAST 1,400 FEET TO A POINT, THE SOUTHEAST CORNER OF THE DAVIDSON COUNTY SCHOOL LOT; THENCE WITH THE SOUTHERLY LINE OF SAID SCHOOL LOT NORTH 60 DEGREES WEST 150 FEET, THE SOUTHWEST CORNER OF SAID SCHOOL LOT; THENCE WITH THE WESTERLY LINE OF SAID SCHOOL LOT NORTH 30 DEGREES 10 MINUTES EAST 167.8 FEET TO A POINT IN THE SOUTHERLY MARGIN OF STATE HIGHWAY NO. 112, THENCE WITH THE SOUTHERLY MARGIN OF STATE HIGHWAY NO. 112, NORTH 63 DEGREES WEST 260 FEET TO A POINT OF BEGINNING, CONTAINING 10.65 ACRES. INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS DESCRIPTION IS THE FOLLOWING DESCRIBED TRACT: BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF CLARKSVILLE PIKE SAID PIN BEING THE MOST NORTHWEST CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN S 61 DEGREES 57 MINUTES 36 SECONDS E, 100.00' TO A SET IRON PIN; THENCE NOW LEAVING SAID MARGIN S 32 DEGREES 10 MINUTES 10 SECONDS W, 400.00' TO A SET IRON PIN; THENCE N 61 DEGREES 47 MINUTES 36 SECONDS W, 100.50' TO A SET IRON PIN; THENCE N 32 DEGREES 10 MINUTES 10 SECONDS E, 400.00' TO THE POINT OF BEGINNING CONTAINING 0.920 ACRES (40,095 SQ. FT.) MORE OR LESS ACCORDING TO A SURVEY BY TOMMY E. WALKER, TN. LIC. NO. 1465. BEING THE SAME PROPERTY CONVEYED TO WESLEY E. RIGSBY AND WIFE, KATHY L. RIGSBY BY DEED

FROM JOSEPH S. COLORIGH, AND WIFE, BILLIE JEAN COLORIGH RECORDED 02/06/2007 IN DOCUMENT NO. 20070206-0015429, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered,
and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**This document is being recorded to correct the legal description in the deed recorded 2/6/2007 as document number 20070206-0015429. **

WITNESS the signature of the said party of the first part the day and year first above written.

Wesley E. Rigsby

Kathy L. Rigsby

****

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Wesley E. Rigsby and Kathy L. Rigsby to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 7TH day of NOV., 2011.

My commission expires 11/4/2013

Notary Public

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 20____.

_____
PROPERTY ADDRESS: **5755 CLARKSVILLE PIKE JOELTON TN 37080-8970**

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

The actual **consideration or value**, whichever is greater, for this transfer is $ 134,500.

Affiant

Subscribed and sworn to before me this 15th day of Nov., 2011.

Notary Public

My Commission Expires: 3/14/15

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015
NRO1 NRO1

True Copy Certification

I, TIEN VUONG do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CA

County of Los Angeles

Personally appeared before me, LUPE AGUILERA, a notary public for this county and state, TIEN VUONG who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

Notary's Signature

My Commission Expires: 3/14/15
Notary' Seal (if on paper)